



Main Road
Smalley Ilkeston

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Smalley Ilkeston DE7 6EE

for sale offers over
£150,000



Property Description

An absolute gem nestled within the highly sought-after village of Smalley, DE7, this charming two-bedroom cottage presents a rare opportunity to acquire a characterful home in a truly picturesque setting. Enjoying beautiful views and a peaceful position, the property effortlessly combines period charm with comfortable living.

Internally, the cottage showcases a wealth of characteristic features, creating a warm and inviting atmosphere throughout. The well-proportioned accommodation includes two delightful bedrooms and thoughtfully arranged living space, offering both charm and practicality in equal measure. The overall feel is one of warmth, individuality and timeless appeal.

Externally, the property continues to impress with a pleasant front garden that enhances its attractive kerb appeal, along with a low-maintenance rear garden providing useful outdoor space. Off-road parking for two vehicles adds further convenience, a valuable feature for a property of this style.

Situated within a highly desirable village location, yet remaining well placed for access to local amenities and transport links, this beautiful cottage is a real gem that must be viewed to be fully appreciated.

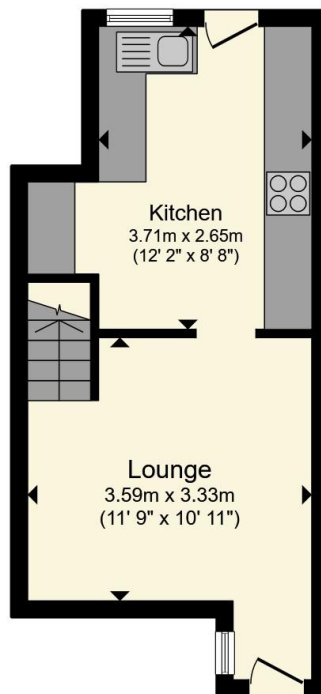
Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

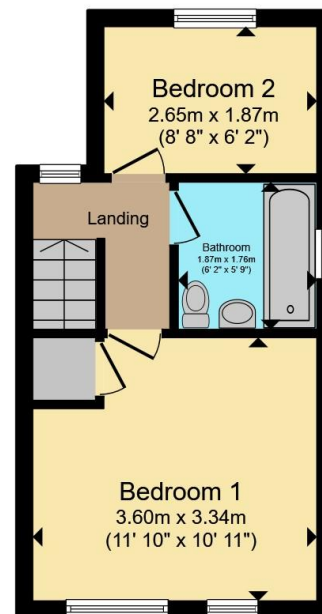








Ground Floor



First Floor

Total floor area 49.9 m² (537 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Hall & Benson on

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13 Market Street
 HEANOR DE75 7NR

EPC Rating: D Council Tax
 Band: A

view this property online hallandbenson.co.uk/Property/HNR103343

Tenure: Freehold



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