



**RADFORD ROAD, SMALLEY, ILKESTON**

**PRICE £290,000**

**3 BEDROOM**

**| 1 BATHROOM**

**| 1 RECEPTION**



## WELCOME TO RADFORD ROAD

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STYLISH HOME WITH HOME OFFICE/STUDIO - BACKING ONTO SHIPLEY PARK - A beautifully presented and significantly improved traditional three-bedroom semi-detached home, occupying a desirable cul-de-sac position on a generous plot, complete with a spacious timber-framed home office/studio, situated on the edge of Smalley village.

The property briefly comprises: an entrance hallway, stylish living room with log burner, and a contemporary dining kitchen with integrated appliances and French doors opening onto the rear garden. To the first floor, the landing provides access to three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from a driveway with gated side access. To the rear is a particularly generous and beautifully landscaped garden, featuring a raised timber-decked seating area, extensive lawn, and a further gravelled seating area providing access to the impressive home office/studio.

## THE DETAIL

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Entrance is via a double-glazed front door leading into a welcoming hallway with stylish herringbone flooring, useful under-stairs storage, and stairs rising to the first floor. From here, there is access to the main living room and the open-plan dining kitchen.

The living room is bright and stylish, featuring a panelled feature wall and a fireplace with a log burner set on a stone hearth and oak mantle. A rear-facing double-glazed window overlooks the garden, and the room also benefits from two TV points.

The modern dining kitchen is fitted with contemporary dark panelled units, offering a range of wall and base cupboards with work surfaces and tiled splashbacks. Integrated appliances include an eye-level oven, five-ring gas hob with extractor, microwave, fridge/freezer, dishwasher, wine cooler, and washing machine plumbing. Herringbone flooring continues throughout, with windows to the front and side and French doors opening onto the rear decked area. The kitchen also includes a cloakroom with WC, wash basin, tiled feature wall, and spot lighting.

Upstairs, the landing includes a front-facing window, airing cupboard housing a combination boiler, loft access via ladder (boarded, lit, and insulated), and access to all three bedrooms plus the bathroom.

The primary bedroom is spacious with a feature wall, rear garden views, and a TV point. Bedroom two is another good double with a feature wall and rear window, while bedroom three faces the front. The bathroom is contemporary, with a panelled bath and mains shower, vanity basin, WC, wood-effect flooring, heated towel rail, and spot lighting.

Externally, there is a double driveway, side access, and a storage shed with power and lighting. The rear garden is fully enclosed and mainly lawned, with a raised deck, gravel seating area, and well-stocked borders. A timber-framed insulated home office/studio with power, lighting, and windows provides a versatile workspace. A vegetable garden area sits behind this, with direct access to Shipley Country Park.

CB+CO





### The Location

Smalley is a highly desirable Derbyshire village offering a wonderful balance of countryside charm, community spirit and excellent amenities. The village features a well-regarded primary school, historic church, village store, cricket club, tennis courts and recreation ground, with beautiful local walks including access to Shipley Country Park.

The area offers excellent schooling options, including the Ofsted 'Outstanding'-rated Heanor Gate Spencer Academy, alongside nearby leisure facilities and golf courses at Morley Hayes, Breadsall Priory and Horsley Lodge.

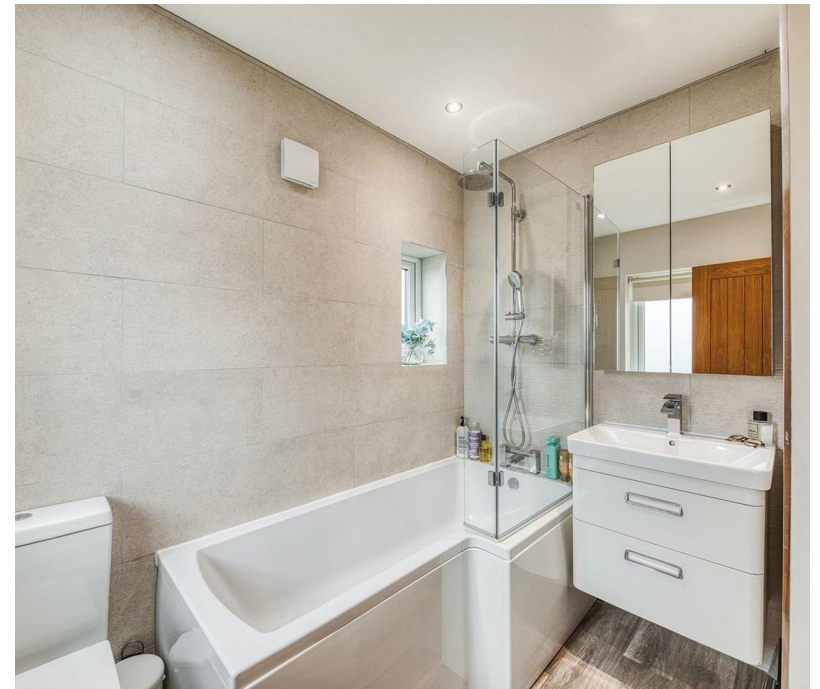
Ideally positioned for commuters and countryside lovers alike, Smalley provides easy access to Derby, Nottingham, the A38, M1, A6 and the Peak District. Derby railway station offers direct services to London St Pancras, adding to the village's excellent connectivity.

### AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.





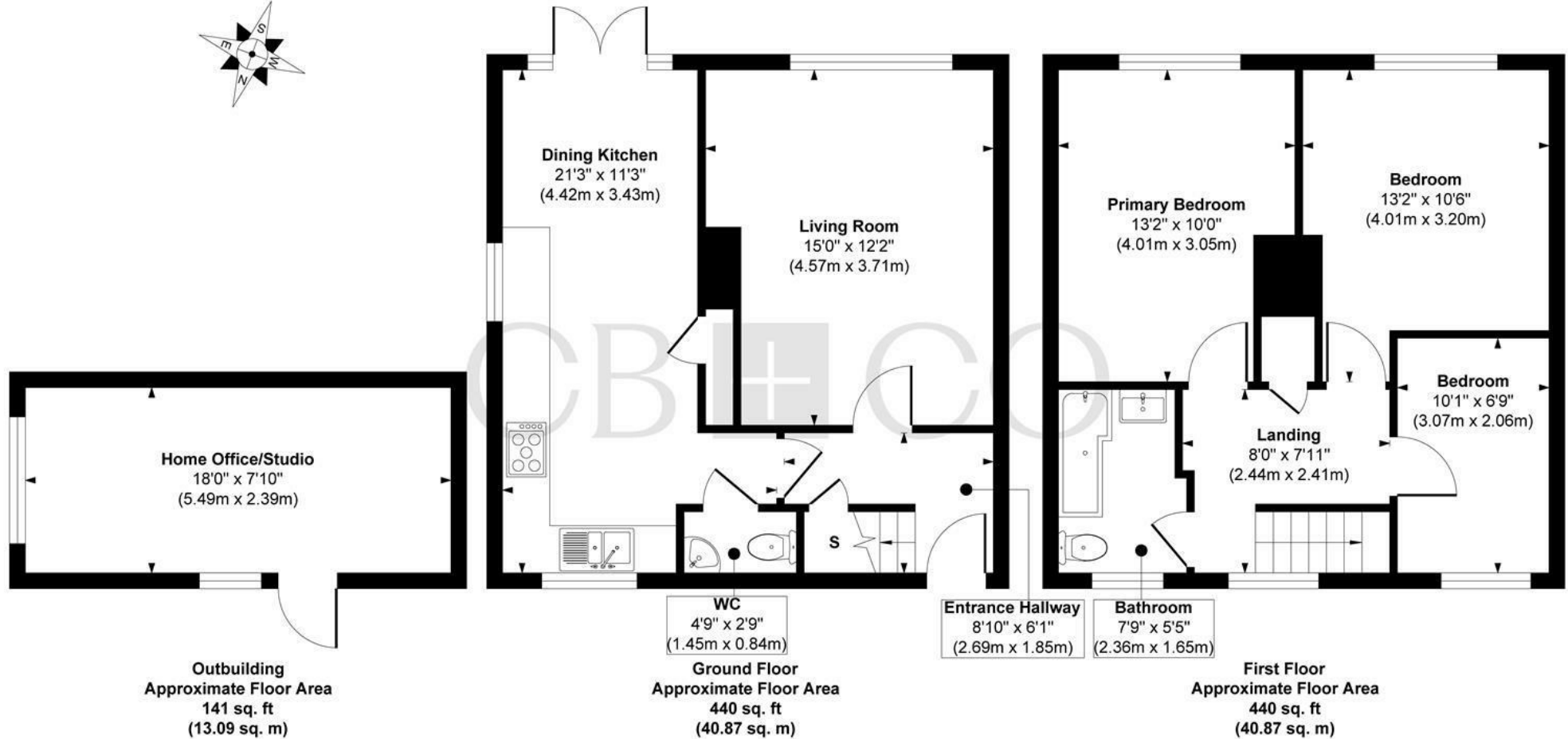
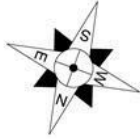








# Radford Road, Smalley, Derbyshire



**Approx. Gross Internal Floor Area 1021 sq. ft / 94.83 sq. m (Including Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## THE PARTICULARS

APPROX

1021.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

A

- Superb Three Bedroom Semi-Detached Home Backing onto Shipley Park
- Generous Plot & Gardens with Spacious Home Office/Studio
- Cul-de-Sac Location within Popular Village Location
- Stylish Presentation - Ideal Home for Young Family
- Entrance Hallway, Stylish Living Room with Log Burner
- Superb Dining Kitchen with Integrated Appliances & French Doors to Rear Garden
- Three Well Proportioned Bedrooms & Contemporary Bathroom
- Driveway & Beautiful South Facing Landscaped Rear Garden
- Delightful Edge of Village Position - Backing onto Countryside
- Easy Access to Derby, Heanor & Ilkeston

## DARLEY ABBEY MILLS

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### THE MILLS

First Floor  
Darley Abbey Mills  
Middle Mill  
Derby, DE22 1DZ

01332 411050  
CURRANBIRDS.CO

## MICKLEOVER

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### THE STUDIO

2 Station Rd  
Mickleover  
Derby,  
DE3 9GH

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