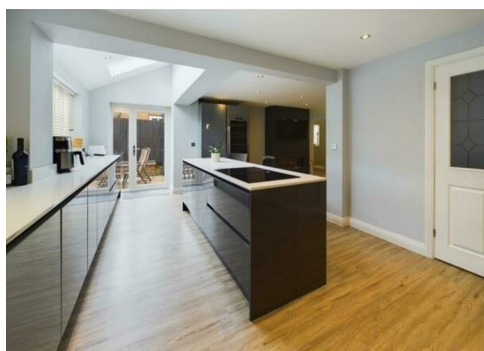


# MELBOURNE

## Sales & Lets



## Ingleby Road, DE73 7HT

### Asking Price £785,000

An Executive Family Home in the Highly Sought-After Village of Stanton-by-Bridge!

Oil central heating system and some electric heating, -A superb family home within a great location!

Available immediately, this substantial and extended property offers an entrance hall, an open-plan, high-specification re-fitted kitchen with integrated living and dining areas, and a separate dining room featuring a vaulted ceiling with doors leading to the garden. Additional highlights include a utility room, cloakroom, and a versatile sitting/family room.

The home boasts four bedrooms, including a master bedroom with an en-suite shower room, as well as a family bathroom.  
Contemporary living in a great family home!

Externally, there is a detached double garage, ample parking, and well-maintained front and rear gardens.  
Viewing strongly advised!

Tenure - Freehold EPC -C

# Ingleby Road, DE73 7HT

## Entrance Hallway

Accessed via front composite entrance door with inset opaque and leaded glazed panel leading to the spacious entrance hall where there is feature Amtico flooring, open spindle staircase off to the first floor, panelled doors off to cloaks/ W.C, a further panelled door leading to useful under stairs storage with under floor heating controls and provides useful storage, an opening to:-

## Cloaks/ W.C

Having a two piece modern white suite comprising of wash hand basin with chrome mixer tap over, low level W.C with concealed plumbing, feature oak vanity shelf, fitted mirror and inset spot lights to the ceiling, extractor fan and continuation of the Amtico flooring.

## Lounge

Having UPVC double glazed window to the front elevation with fitted window blinds, feature mirrored wall and Amtico flooring.

## Open Plan Living/diner/kitchen

### Dining Area

Having UPVC double glazed windows to the front elevation with fitted window blinds, feature Amtico flooring, chimney breast incorporating electric remote control heater which is flush fitted, inset spot lights to the ceiling and a wide opening to:-

## Kitchen

Fitted with high specification high gloss wall and base units with quartz work surfaces over with matching upstands, a range of integrated Bosch appliances including electric fan assisted oven, combi microwave and induction hob fitted to island with storage beneath and providing breakfast seating, Belfast sink unit with chrome mixer tap and Quooker tap, inset spot lights to the ceiling, two double glazed Velux roof light windows, feature slop to the ceiling, UPVC double glazed door to the side giving access to the rear garden with attach side panel and two UPVC double glazed windows to the rear overlooking the rear garden, Amtico flooring, integrated full height wine cooler and fridge freezer and panelled door off to:-

## Utility Room

Fitted with matching wall and base unit to the kitchen with quartz work surfaces and matching upstands, chrome mixer tap, plumbing and space for automatic washing machine, Amtico flooring, inset spot lights to the ceiling, full height unit incorporates the Worcester oil fired boiler providing the property with domestic hot water and central heating and refuse box, a stable door to the rear giving access to the rear garden.

## Sitting Room

Having feature 15 ft high ceiling, Amtico flooring, UPVC double glazed French doors to the rear with matching attached side panels and fitted window shutters and a further UPVC double glazed window to the front with fitted window blinds.

## First Floor Landing

Having loft access, inset spot lights to the ceiling, UPVC double glazed window to the rear elevation with fitted window blinds and panelled door to the airing cupboard housing the pressurised hot water cylinder and shelving for storage.

## Master Bedroom

Having double sliding door fronted fitted wardrobes incorporating

hanging rails and shelving, UPVC double glazed window to the front elevation with fitted window blinds, central heating radiator, inset spot light to the ceiling, Amtico flooring and panelled door to the en suite.

## En Suite Shower Room

Having a three piece white suite comprising of corner glazed shower cubicle with mains chrome shower over, pedestal wash hand basin with chrome mixer tap and low level W.C, wall mounted chrome heated towel rail, inset spot lights and extractor fan to the ceiling, UPVC double glazed opaque window to the front elevation, fitted window blind and tiled flooring.

## Bedroom Two

Having UPVC double glazed window to the front with fitted window blinds, central heating radiator, inset spot lights to the ceiling and double sliding door fronted fitted wardrobe with hanging rail and shelving.

## Bedroom Three

Having UPVC double glazed window to the rear giving aspect over the garden, fitted window blinds, central heating radiator and inset spot lights to the ceiling.

## Bedroom Four

Having UPVC double glazed window to the rear overlooking the garden, central heating radiator and inset spot lights to the ceiling.

## Bathroom

Having a re-fitted three modern white suite comprising of panelled bath with chrome mixer shower over and glazed shower screen, wash hand basin fitted to vanity unit with storage draws beneath and chrome mixer tap over, low level W.C with concealed plumbing, Amtico flooring, partly ceramic tiled walls, inset spot lights and UPVC double glazed opaque window to the rear with fitted window blind and contemporary wall mounted heated towel rail.

## Outside

The property is set well back from the road beyond a stone boundary wall with a good sized lawned front garden, a covered storm porch to the front door area with lighting and path leading round the front of the property to the side where there is a gravelled driveway, double oak remote controlled gates to the side providing further secure parking to the rear for several vehicles and in turn leading to the detached pitched roof double garage. There is also a shaped lawned and stone paved path and patio leading round the rear and dwarf brick boundary wall and a further patio area to the opposite side.

## Detached Garage

Having electric remote control up and over doors, light and power.

## Tenure

Freehold

## Council Tax Band

South Derbyshire Council

Council Tax Band : E

# Ingleby Road, DE73 7HT

## Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

## Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

## Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

## Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

## Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

## General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the

## Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.



