



**MELBOURNE**  
Sales & Lets

Ingleby Road, Stanton-By-Bridge, DE73 7GJ  
£775,000



Reception Hallway

A large multi usage room with UPVC windows to the front, and side, Patio doors to the side.

Cloakroom/WC

Having a two-piece suite comprising a low-level WC and a wash hand basin with a tiled splashback, tiled floor, window to the rear, and an extractor fan. There is also useful coat hanging and storage space.

Dining/Reception Room

With a double-glazed bay window to the rear, a wooden floor, and a beamed ceiling.

Well Appointed Kitchen

Having been recently refitted in 2018 with an extensive, modern range of fitted wall and base-mounted cupboards, Quartz worktops, and integrated appliances including a washing machine, dishwasher, microwave, fridge/freezer, AEG extractor hood, and Rangemaster cooker with induction hob. There is a single bowl inset sink unit with mixer taps, a UPVC window to the side, and wooden flooring. A built-in cupboard houses the Worcester oil central heating boiler (fitted in 2022).

Lounge

With two UPVC windows to the rear and one to the front, an oak wooden floor, a radiator, a magnificent fireplace with a multi-fuel burner, a tiled hearth, and a useful cupboard under the stairs.

First Floor

Spacious landing with a radiator, two UPVC windows to the rear, loft access, and a built-in airing cupboard.

Principle Bedroom

Large fitted wardrobes, UPVC French doors to the front leading onto a splendid balcony that enjoys far-reaching countryside views.

En Suite Shower Room

Shower cubicle with a mains shower overhead, wash hand basin, low-level WC, double-glazed window to the front, and a towel radiator.

Bedroom Two

With two double-glazed windows to the front, a radiator, and loft access.

Bedroom Three

With two double-glazed windows to the front and a radiator.

Bedroom Four/ Study

UPVC double-glazed windows to the rear, a radiator, and a built-in cupboard.

Family Bathroom

Refitted with a quality four-piece suite comprising a rolled-top standalone panelled bath with mixer taps, a pedestal wash hand basin, a corner glazed shower cubicle with a chrome-effect mains shower featuring a rain head and separate shower attachments, a towel radiator, a UPVC window to the rear, a built-in airing cupboard, and a wooden-effect floor with underfloor heating.

Second Floor

Lobby landing.

Bedroom Five

A superb room with a high vaulted ceiling and beams, a radiator, a UPVC window to the rear, a circular window to the front, double wardrobes, and a radiator.

Outside

The house is set back well off the road, approached via a sweeping driveway with extensive parking for 5–6 vehicles. Front garden, mainly laid to lawn with mature and flowering borders.

Large Double Garage

Presently converted into a gym.

Gardens & Grounds

The property stands in wonderful private gardens, to the front there is a large flat lawned area with established fruit trees and bushes. To the side of the house sliding doors lead to a large patio area providing the ideal setting to enjoy the sunset views in the hot tub or by the fire pit. To the rear there is a large courtyard area, accessed from the kitchen, perfect for enjoying a morning coffee.

Small Rear Garden

A small rear garden, with the oil tank located here.

Tenure

Freehold

Council Tax Band

South Derbyshire Council

Council Tax Band : F

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.

