



Derby Road  
Melbourne Derby





### Property Description

A substantial extended and fully refurbished 1930's built detached family home situated in idyllic location with open fields to both sides and rear providing stunning open views, extensive gardens, parking and garage. The property has had a new roof in 2022 and been refurbished to a high standard throughout and has retained its 1930 appeal with sympathetic replacement double glazed windows with coloured and leaded light glazing where specified. In brief the accommodation comprises, to the ground floor: - Entrance hall, cloaks/wc, three reception rooms all with feature fireplaces and two with log or multi fuel burning stoves, high specification kitchen with integrated appliances and utility room. To the first floor are four generous light double bedrooms, master with en-suite shower room, re-fitted family bathroom and adjacent separate wc with matching suite. Outside: - The property is set well back from the road with an impressive wall and pillar entrance to driveway via wrought iron drive gates to an extensive block paved driveway providing off road parking and turning for several vehicles. The driveway is flanked with borders inset with a variety of mature trees and shrubs and leads to an integral garage with remote roller shutter door. A particular feature of the property are the extensive gardens which wrap around the property to both sides and rear and back directly onto open fields.

### Entrance Hall

Having a front timber panelled entrance door with inset coloured and leaded glazing and matching attached side panels, feature Minton tiled flooring, radiator, open spindled staircase to first floor, panelled door leading to: -

### Cloaks/wc

Having a two-piece white suite comprising low level wc, wash hand basin with ceramic tiled splashback, quarry tiled flooring and window to the rear.

### Dining Room

11' 11" Min plus bay x 12' Max into chimney breast recess (3.63m Min plus bay x 3.66m Max into chimney breast recess)

Having a double-glazed bay window to the front elevation with coloured & leaded light glazing, Amtico flooring, feature open fireplace with ceramic tiled hearth and slate surround, contemporary vertical radiator, double glazed window to the side elevation and wide opening to: -

### Kitchen

11' x 7' 1" (3.35m x 2.16m)

A refitted high specification Howdens kitchen with a range of matching base and wall units, quartz work surfaces, upstands and splashback to the cooking area. A range of integrated appliances comprising: - AEG eye level electric fan assisted oven, combi microwave, fridge freezer, slimline dishwasher, AEG extractor hood and AEG induction hob. A one and a quarter bowl inset stainless steel sink unit with mixer tap over, UPVC double glazed window to the side and Amtico flooring continues from the dining room.

### Inner Hallway

With panelled door to the side elevation giving access to garden, further door to: -

### Utility Room

11' 10" x 4' 11" (3.61m x 1.50m)

Having a range of matching base and wall units with laminated work surfaces over and ceramic tiled splashbacks, single drainer stainless steel sink unit with mixer tap over, under unit space and plumbing for automatic washing machine & space for dryer, laminate flooring, UPVC double glazed window to the side, wall mounted Worcester boiler provides the property with domestic hot water and central heating.

### Rear Sitting Room

15' 1" max into chimney breast recess x 14' 1" (4.60m max into chimney breast recess x 4.29m)

A particular feature of the room is a feature



fireplace incorporating a multi fuel burning stove on a slate hearth with oak beam over, four wall light points, walls finished with picture rail, UPVC double glazed window to the rear giving aspect over garden and sliding double glazed patio doors to the side giving access to garden, laminate flooring, radiator and coving to the ceiling.

### Front Sitting Room

12' 1" Max into chimney breast recess x 15' Min plus bay (3.68m Max into chimney breast recess x 4.57m Min plus bay)

Having a walk-in double-glazed bay window to the front with coloured & leaded light glazing, feature fireplace incorporating a Mourne multi fuel cast iron stove on a slate hearth with slate surround, coving to the ceiling, double glazed window to the rear, oak flooring and radiator.

### First Floor Landing

Having loft access to fully insulated loft space, to double glazed windows to the rear and one to the side.

### Master Bedroom

11' 11" x 12' max into (3.63m x 3.66m max into)

Having a double-glazed window to the front with coloured and leaded light glazing, radiator and panelled door to: -

### Ensuite Shower Room

Fitted with a two-piece white suite comprising: - corner glazed shower cubicle with mains chrome shower over, wash hand basin, ceramic tiled walls, double glazed window to the front with coloured and leaded light glazing, ceramic tiled flooring and chrome wall mounted heated towel rail.

### Bedroom Two

12' x 15' (3.66m x 4.57m)

A dual aspect room with double glazed windows to front, side and rear elevations, radiator.

### Bedroom Three

12' x 12' (3.66m x 3.66m)

Having double glazed windows to the front and side elevations with coloured and leaded light glazing, radiator.

### Bedroom Four

15' x 11' (4.57m x 3.35m)

Having UPVC double glazed windows to the rear and side and radiator.

### Family Bathroom

Re-fitted with a quality three piece Heritage white suite comprising:- panelled bath with period style chrome bath/shower mixer tap, pedestal wash hand basin, corner glazed shower cubicle with chrome mains shower over with rain head and separate shower attachment, fully tiled to the cubicle and part tiled walls, inset spotlights to ceiling, wall mounted chrome heated towel rail, UPVC double glazed window to the side elevation, reproduction Minton tiled flooring, built in airing cupboard with hot water cylinder.

### Separate W.C

Adjacent to the bathroom has a matching Heritage suite comprising pedestal wash hand basin, low level wc, reproduction Minton tiled flooring, radiator, UPVC double glazed window to the rear.

### Outside

The property is set well back from the road with an impressive wall and pillar entrance to driveway via wrought iron drive gates to an extensive block paved driveway providing off road parking and turning for several vehicles. The driveway is flanked with borders inset with a variety of mature trees and shrubs and leads to an integral garage with remote roller shutter door. There is an impressive arch top storm porch to the front with Minton tiled flooring and period tiled walls to dado height. A particular feature of the property are the extensive, mature gardens which wrap around the property to both sides and rear which offers great potential for further extension if required. The side garden is laid mainly to lawn and incorporates a mini orchard of apple pear and damson trees. The lawn continues to the rear, extends further out to one side, has a tree lined boundary and backs directly onto open fields. A side block paved path extends from the driveway, along the side of the property & along the rear. There is a paved patio with pergola over beyond the patio doors from the rear sitting room. There is another area of lawn to the opposite side and the garden has outside tap and outside lighting. The roof was replaced in 2022 and the property has majority UPVC soffits, fascias and guttering.

### Garage

17' x 12' (5.18m x 3.66m)

Having an electric remote controlled roller shutter door, light and power, double glazed window to the side with coloured and leaded light glazing and further double-glazed window to the rear overlooking the garden.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Tenure:Freehold

EPC Rating: D

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