



Station Road
Melbourne Derby



Accommodation

Entrance Hallway

Accessed via front oak entrance door with oak framed double glazed opaque side panels leading to a spacious entrance hallway which has engineered oak flooring, inset spot lights to the ceiling, oak staircase rising to the first floor, oak door giving access to useful downstairs store, oak door giving access to boot room and double opening oak doors giving access to the living room.

Boot Room/cloaks

having Charnwood fitted cloaks storage to hang coats and store shoes and boots, oak flooring continuing through and underfloor heating, UPVC double glazed window to the front elevation with fitted painted wooden shutters and oak door giving access to cloaks.

Wc

Having a two piece suite comprising Villeroy and Boch W.C and wash hand basin with chrome mixer tap, large Villeroy and Boch vanity mirror, part ceramic tiled walls, oak flooring continuing, spot lights, extractor fan and UPVC double glazed opaque window to the front elevation with fitted painted wooden window shutter.

Living Room

13' 5" x 18' 9" (4.09m x 5.71m)

Having carpet flooring, UPVC double glazed bi-fold doors to the side and rear elevation giving stunning views over the garden and open countryside, inset spot lights to the ceiling, further oak double opening door to:-

Snug/Family room

9' 2" x 13' 5" (2.79m x 4.09m)

Having two UPVC double glazed windows to the side elevation with fitted window shutters and inset spot lights to the ceiling.

Study

9' 6" x 11' 3" (2.90m x 3.43m)

Having UPVC double glazed bi-fold doors to the rear giving aspect and access to the garden with stunning views over open countryside, fitted window shutters and inset spot lights to the ceiling, oak flooring and double opening oak doors giving access to a spacious dining kitchen.

Dining Kitchen

18' 5" x 22' 4" (5.61m x 6.81m)

Being fully refitted by Charnwood Kitchens with high

specification Farrow and Ball paint finish and bespoke wall and base units, feature built in pantry cupboard and feature gin cabinet with glazed displays and inset lighting. The kitchen is complemented with quartz work surfaces and matching upstands, a range of Miele appliances comprising:- of an induction hob, eye level electric fan assisted oven, combi microwave and warming drawer, integrated dishwasher and wine cooler. Liebherr integrated full height separate fridge and freezer. There is an enamel double Belfast sink with chrome Quooker boiling water and mixer tap over, centre island bar finished with quartz work surface incorporating flush fitted extractor hood with down lighting over the hob, breakfast seating and integrated power/ USB port UPVC. The kitchen has double glazed window to the front elevation with fitted wooden painted window shutters, UPVC double glazed bi-fold doors to the rear giving access and aspect to the rear garden and far reaching views, oak engineered flooring, inset spot lights to the ceiling and further oak door giving access to:-

Utility Room

4' 6" x 15' 5" (1.37m x 4.70m)

Fitted with a range of matching wall and base units with quartz work surface over and matching upstands, plumbing and space for automatic washing machine and under unit space for a dryer, single ceramic drainer sink unit with chrome mixer tap over, oak flooring and inset spot lights to the ceiling, UPVC double glazed window to the front elevation with fitted painted wooden window shutters, composite door to the rear giving access to the garden with UPVC double glazed side panel and oak door giving access to the double garage.

Double Garage

18' 9" x 18' 6" (5.71m x 5.64m)

Having twin electric remote up and over doors, light and power, composite access door leading to the garden. Electric car charging unit installed.

First Floor Landing

Having UPVC double glazed window to the rear elevation with stunning views, seating area, UPVC double glazed pencil light window to the front elevation, oak balustrade and inset spot lights.

Master Bedroom Suite

18' 4" x 13' 5" (5.59m x 4.09m)

The master suite is accessed via an oak door off

the landing which in turn leads to bedroom, en suite and dressing room areas. Having four double glazed velux roof light windows with fitted painted wooden window shutters, inset spot lights to the ceiling and central heating radiator.

En Suite Shower Room

Having a full width walk-in shower cubicle with rain head shower, separate shower attachment and glazed shower screen, velux double glazed roof light window, wash hand basin fitted to vanity unit with storage drawers beneath and chrome mixer tap over, W.C with concealed plumbing, part ceramic tiled walls, matching ceramic tiled flooring, chrome wall mounted heated towel rail, inset spot lights and extractor fan to the ceiling.

Dressing Room Area

13' 5" x 5' 6" Max to rear of wardrobes (4.09m x 1.68m Max to rear of wardrobes)

Having fitted high quality Charnwood wardrobes with Farrow and Ball paint finish to either side with clothes storage systems and an opening to the bedroom.

Bedroom Two

11' 11" x 10' 10" (3.63m x 3.30m)

Accessed off the inner landing via oak door and having UPVC double glazed window fitted with painted wooden window shutters to the side elevation giving aspect over fields, central heating radiator, door leading to en suite and a further oak door off to:-

Dressing Room

5' 1" x 5' 7" (1.55m x 1.70m)

With shelving for storage and a further oak door leading to a large airing cupboard housing hot water cylinder and plumbing for the heating system and shelving.

En Suite Shower Room

Having double width glazed shower cubicle with rain head and separate shower attachment, fully tiled to the cubicle, Villeroy and Boch wash hand basin fitted to Villeroy and Boch vanity unit with storage beneath and chrome mixer tap over, Villeroy and Boch W.C, part ceramic tiled walls, inset spot lights and extractor fan to the ceiling, UPVC double glazed opaque window to the front elevation with fitted painted wooden window shutters and wall mounted chrome heated towel rail.

Bedroom Three

8' 9" x 18' 8" (2.67m x 5.69m)

Having UPVC double glazed window with fitted painted wooden window shutters to the front elevation and central heating radiator.

Bedroom Four

11' 1" x 15' 8" (3.38m x 4.78m)

Having UPVC double glazed window to both sides and rear elevation giving aspect over the views with painted wooden fitted window shutters, central heating radiator and a range of high quality fitted wardrobes with Farrow and Ball finish with hanging rails and shelving.

Bedroom Five

12' 4" x 10' (3.76m x 3.05m)

Having UPVC double glazed window to the rear with fitted painted wooden window shutters, range of high quality fitted wardrobes with Farrow and Ball finish incorporating hanging rails and shelving and central heating radiator.

Family Bathroom

Fitted with a four piece suite comprising of free standing villeroy and boch contemporary style bath with chrome bath/shower mixer attachment over, glazed corner shower screen with rain head mains fed shower over and fully tiled, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level W.C, mirror fronted bathroom cabinet with light over, wall mounted chrome heated towel rail, part ceramic tiled walls and ceramic tiled flooring, inset spot lighting and extractor fan to the ceiling, UPVC double glazed opaque window to the rear elevation with fitted painted wooden window shutters.

Outside

The property is approached via a tarmac road leading into the three properties with a slate chipped front fore garden, blocked paved driveway leading under an oak framed car port with pitched roof and leading to the double garage.

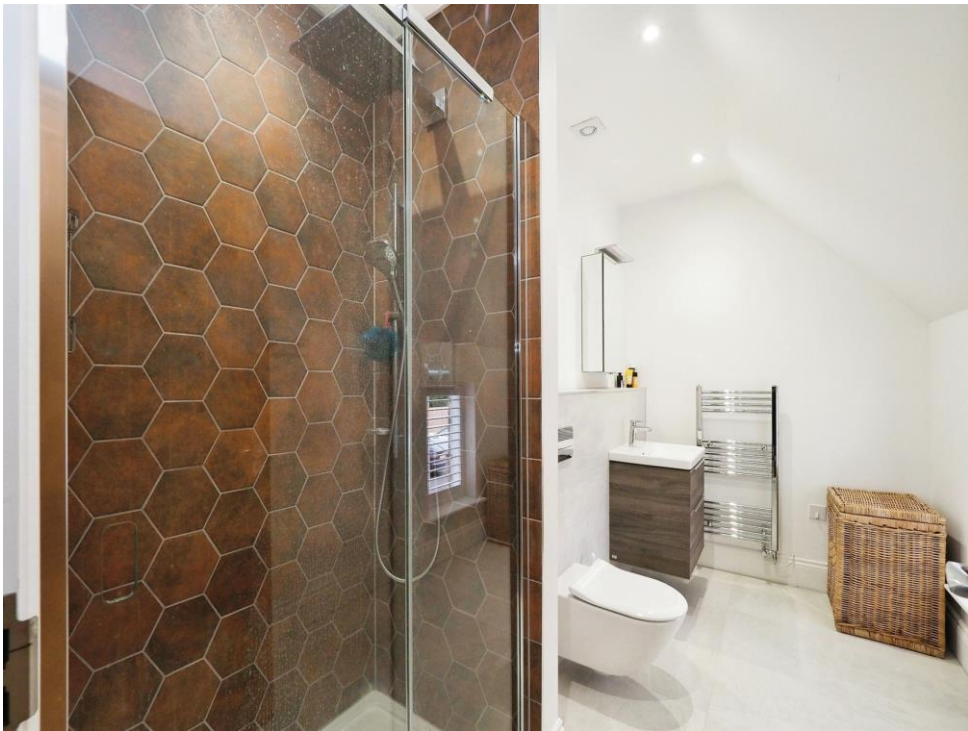
To the side the garden area has a large stone paved patio which wraps around to the rear, side lawned area, post and rail fencing to the boundary.

To the rear the garden is extensive with far reaching views over open countryside and paved patio which goes all the way around the rear of the property. The garden backs onto Carr Brook and offers stunning far reaching views over open countryside.

Area Information

Melbourne itself enjoys a high standard of amenities including the Sainsburys superstore, Post office, doctors and dentist surgery and a wide range of quality public houses and restaurants whilst being well placed for the commuter with East Midlands airport, Parkway railway station and major link roads.









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: B

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