



Main Street
Kings Newton, Melbourne Derby



Property Description

A stunning extended five-bedroom family home with large open plan living, kitchen and dining areas, versatile bedroom options, high quality fittings, off road parking, garage and well designed and landscaped private garden. The property has been thoughtfully extended to the rear to provide a high vaulted ceiling off the open plan living areas with bi-folds, French doors and windows providing views and access to the glorious garden. In brief the accommodation comprises, to the ground floor: -Entrance hallway, luxury bathroom, double bedroom/study, utility, open plan living/dining/kitchen with two seating areas, integral access to good sized garage. To the first floor are four further bedrooms and shower room. Outside: -The property has feature stone boundary walling to the front and is approached via double timber drive gates to a tarmacked driveway providing off road parking for three vehicles, electric charging point and outside lighting.

To the rear the garden has been beautifully landscaped and is split into outside rooms. There is an Indian stone paved patio area flanked with borders inset with a variety of mature shrubs, a raised patio which is enclosed with stone and brick walling, paved area leads beyond an archway covered with climbing shrubs to a large outdoor kitchen/seating area ideal for summer dining with BBQ and pizza oven, Brick steps lead to a garden pond, tree house, further stone edge raised borders inset with shrubs, shaped lawns with stone retaining walls.

Entrance Hallway

Accessed via hard wood painted side entrance door with double glazed attached matching side panels leading into the entrance porch with quarry tiled flooring, inset spot light and opening the main entrance hallway with open spindle staircase off to the first floor, quality hard wood parquet flooring, double door fronted understairs storage cupboard, panelled door leading to:-

Luxury Ground Floor Bathroom

Having a quality suite comprising of free-standing contemporary bath with concealed side mounted mixer tap fitted to marble splashbacks, two wall light points, double depth glazed walk-in shower cubicle with rain head and separate attachment, marble oval sink unit fitted to antique oak vanity cabinet with marble splashback and mixer tap over, wall mounted heated towel rail and low level W.C, feature marble tiled flooring, double glazed opaque window to the front elevation and inset spot lights to the ceiling.

Utility

5' 2" x 3' 6" (1.57m x 1.07m)
Having plumbing and space for automatic washing machine, shelving for ease of storage, coat hanging hooks and marble tiled flooring.

Ground Floor Bedroom 5/ Study

11' 7" x 11' 6" (3.53m x 3.51m)
Having double glazed window to the side elevation, central heating radiator and inset spot lights to the ceiling.

Living/ Kitchen/ Family/Dining

Irregular Shaped Room x (x)
This glorious open plan space features a high vaulted ceiling extension to the rear with several access points to the garden and lots of natural light. The open plan area provides two seating areas, kitchen area and dining area. The hardwood parquet flooring from the entrance hall flows through and there is underfloor heating to the extended area. wall and ceiling lighting is controlled by antique brass dimmers.

The bespoke kitchen is fitted with a range of matching wall and base units with quartz work surfaces over and matching upstands, centre island with two power sockets, inset one and a quarter bowl sink unit with mixer tap and instant hot water tap, integrated dishwasher, integrated recycle bins, full height fridge freezer, integrated Bosch electric fan assisted oven, integrated combi microwave, induction

hob with contemporary remote controlled extractor over, a concealed pantry cupboard inset with shelving, inset lighting controlled by brass dimmer switch,

The family room seating areas have two arched alcoves, two sets of bifold doors, three pairs of French doors giving access to the rear garden, two full height windows and chimney breast inset with open fireplace, exposed beams to the ceiling, four double glazed roof light windows, door giving access to the garage and two contemporary radiators.

Lounge area 6.5m x 3.4m

Kitchen area 7.4m x 4.5m

Sitting/Dining area 7.3m x 3.5m

Garage

17' 3" x 12' 1" (5.26m x 3.68m)

Having up and over door with light, power, roof storage and double opening french doors leading to the garden.

First Floor Landing

Having open spindle balustrade, double glazed roof light window, central heating radiator and loft access with pull down ladder to a part boarded loft.

Bedroom One

14' 11" Min to front of wardrobes x 11' 7" (4.55m Min to front of wardrobes x 3.53m)

Having double glazed roof light window, central heating radiator, door to eaves storage, engineered oak flooring, a range of built-in wardrobes and double glazed window to the side elevation.

Bedroom Two

10' 3" x 11' 8" (3.12m x 3.56m)

Having double glazed window to the side elevation, two doors giving access to eaves storage, engineered oak flooring and fitted window seat providing storage.

Bedroom Three

11' 6" x 8' 11" (3.51m x 2.72m)

Having engineered oak flooring, two doors to eaves storage, central heating radiator and double glazed window to the side elevation.

Bedroom Four

8' 11" x 10' 5" Max (2.72m x 3.17m Max)

Having double glazed window to the side elevation, central heating radiator, door to eaves storage and engineered oak flooring.

Shower Room

Having a circular marble sink unit with mixer tap over fitted to antique vanity unit with storage beneath, marble splashback, low level W.C and fully marble tiled shower cubicle with rainhead mains shower and separate attachment, extractor fan, wall mounted heated towel rail, marble tiled flooring and inset spot lights to the ceiling.

Outside

The property has feature stone boundary walling to the front and is approach via double timber drive gates to a tarmac driveway providing off road parking for three vehicles, electric charging point and outside lighting. The property has feature larch cladding around the perimeter. There is a fence and gate to the side of the garage which in turn leads to the rear garden.

To the rear the garden has been beautifully landscaped and is split into outside rooms. There is an Indian stone paved patio area flanked with borders inset with a variety of mature shrubs, a raised patio which is enclosed with stone and brick walling, paved area leads beyond an archway covered with climbing shrubs to a large outdoor kitchen/ seating area ideal for summer dining with BBQ and pizza oven, work surfaces, power points and storage area and has a natural screen from the gardens mature trees. There are brick steps up a garden pond, tree house, further stone edge raised borders inset with shrubs, shaped lawns with stone retaining walls. The garden is particularly private and mature with boundary hedging and tree screen.









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