



Trent Lane  
Melbourne Derby





### Property Description

An imposing four-bedroom two storey extended and fully renovated Victorian detached family home with off road parking, well presented gardens to front and rear and open views. The property has been sympathetically renovated an extended to a high standard with replacement heritage sash windows, French doors to the rear, oak parquet flooring (where specified) a new roof, new kitchen and bathroom, landscaping and general decoration. The property has gas fired central heating system with a new boiler installed approx 2018. The accommodation is beautifully presented throughout and briefly comprises: - Entrance hall with useful store, Lounge with feature fireplace and log burning stove, stunning open plan living kitchen with cooking, dining, family and seating areas with French doors to the rear. To the first floor are four double bedrooms, master with fitted wardrobes and en suite shower room and re-fitted family bathroom with quality four-piece white suite. The property stands on an imposing elevated plot with a well-presented garden to the front with a stone retaining wall and steps to the side door area with lighting. A shared tarmac driveway with an EV charger continues along the side of the property leading to parking to the rear. The rear garden has been beautifully landscaped and has a wealth of features which must be viewed to be fully appreciated.

### Entrance Hallway

Having a side panelled entrance door with inset etched double glazing, open spindle staircase leading to the first floor, double panelled radiator, walls finished with dado, deep coving to the ceiling and ceiling rose, Minton tiled flooring and a door leading to a useful understairs store housing the Worcester combi boiler, gas/electric meters and fuse box. Panelled door leading to:

### Lounge

14' x 14' 4" ( 4.27m x 4.37m )  
Having a feature fireplace with natural stone surround and a slate tiled hearth incorporating a log burning stove, cast iron period style radiator, part panelled walls, two wall light points to the chimney breast recesses, fitted cupboard to the chimney recess to house TV standing with storage beneath, deep coving to the ceiling and ceiling rose, feature oak parquet flooring and heritage double glazed sash window with fitted shutters.

### Open Plan Living Kitchen

26' 1" x 23' 3" ( 7.95m x 7.09m )  
A particular feature of the property is this open plan living kitchen incorporating a family room area, seating, dining and cooking area. Family and seating areas  
Having feature log burning stove, two sets of double-glazed timber heritage style French doors fitted with remote control blinds to the rear elevation leading to the rear garden, heritage double glazed sash window to the front elevation, storage is enclosed to a full height sliding door fronted storage cupboard incorporating shelving. Vertical panel radiator, further central heating radiator and the room is finished with oak parquet flooring.

### Dining area

Having an additional set of double-glazed heritage style French doors fitted with vertical blinds to the rear elevation leading to the rear garden, central heating radiator and a high vaulted ceiling area incorporating two double glazed roof-light windows giving natural light from above.

### Kitchen area

Finished with a range of high quality bespoke matching base units with Quartz work surfaces over and matching up-stands, matching island unit incorporating a double Belfast sink with a period style mixer tap over providing storage and breakfast bar area, integrated fridge/freezer, full height pantry store with shelving, free-standing Falcon Range cooker incorporating a double oven

and grill, Induction five burner hob with extractor fan over, inset spotlights to the ceiling and a double glazed heritage sash window to the front elevation.

## First Floor Landing

Having an open spindle balustrade, two central heating radiators, walls finished with dado rail and triple door fronted storage fitted to the landing which also incorporates space for a dryer with shelving over.

## Master Bedroom

11' 9" x 14' ( 3.58m x 4.27m )

Having two fitted double door fronted wardrobes to the chimney breast recess, ornamental fireplace with an ornamental surround and tiled hearth, central heating radiator, walls finished with dado rail and heritage double glazed sash window to the front elevation with far reaching views over open countryside.

## En Suite Shower Room

Fitted with a double width glazed shower cubicle with a mains chrome shower over, wash hand basin fitted to vanity unit with storage beneath and tiled splashback and low level WC. Shaver point, ceramic tiled flooring, inset spotlights to the ceiling and heritage double glazed sash window to the side elevation.

## Bedroom Two

11' 9" x 8' 5" ( 3.58m x 2.57m )

Having double glazed heritage sash window to the front elevation, walls finished with dado rail and central heating radiator.

## Bedroom Three

11' 9" x 11' 8" ( 3.58m x 3.56m )

Having double glazed heritage sash window to the front elevation with far reaching views over open countryside. Walls finished with dado rail, central heating radiator and a range of sliding door fronted fitted wardrobes with hanging rails and shelving

## Bedroom Four

10' 7" x 10' 6" ( 3.23m x 3.20m )

Having a double-glazed heritage sash window to the rear elevation with views over the rear garden and open fields beyond. Central heating radiator.

## Re Fitted Bathroom

Fitted with a quality, contemporary four-piece white suite comprising a double width glazed shower cubicle with a chrome mains shower, separate shower attachment and rain head, moulded bath with a flush fitted mixer tap over, wash hand basin fitted to vanity unit with contemporary mixer tap over and storage beneath and low level WC. Ceramic tiled splashback, decorative ceramic tiled flooring, inset spotlights to the ceiling, wall mounted chrome heated towel rail and a double-glazed heritage sash window to the rear elevation.

## Outside

The property stands on an imposing elevated plot with a well-presented garden to the front with a stone retaining wall. The front garden has a shaped lawn flanked with borders inset with a variety of shrubs and there is a narrow gravelled area to the side. A shared tarmac driveway continues along the side of the property to the rear parking and steps to the side door area with lighting. The rear garden has been beautifully landscaped and has a wealth of features which must be viewed to be fully appreciated. There is a lawned area, natural stone paved patio and path, brick retaining wall creating a raised border to the side inset with a variety of shrubs and a stone boundary wall to the opposite side which curves around to screen the parking area to the end of the garden. There is a timber constructed log store and shed: - this is a temporary construction and if removed will provide further off road parking if required. The driveway itself is accessed via the side tarmac driveway leading into the rear parking. The property has outside lighting and countryside views to front and rear.



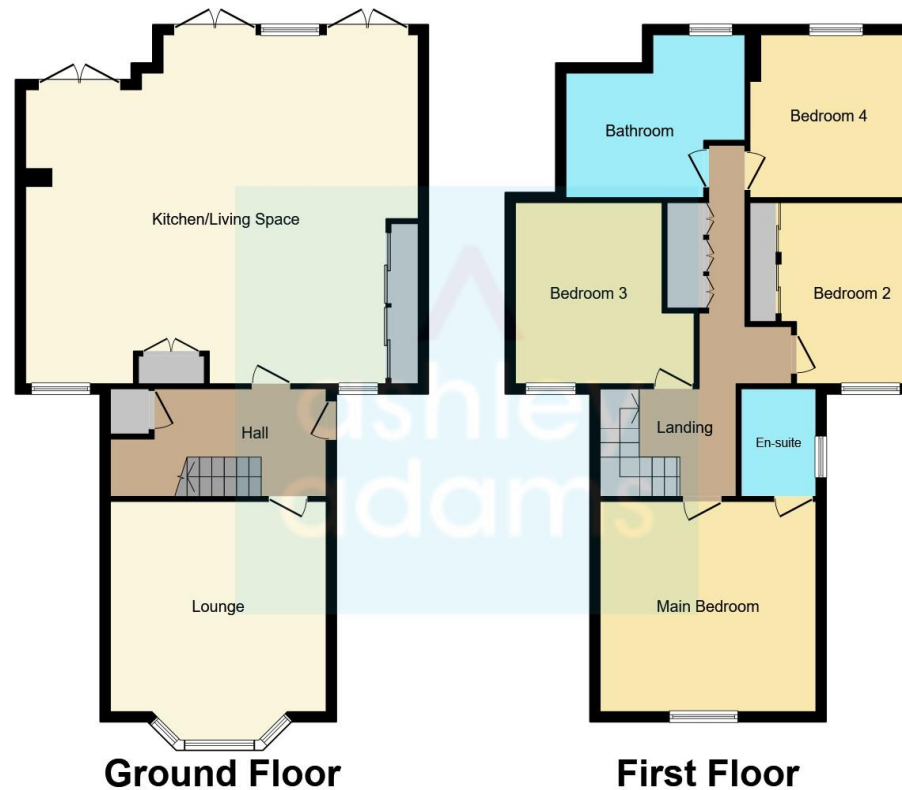












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Ashley Adams on

**T 01332 865 568**  
**E [melbourneinfo@ashleyadams.co.uk](mailto:melbourneinfo@ashleyadams.co.uk)**

39 Market Place Melbourne  
 DERBY DE73 8DS

Tenure:Freehold

EPC Rating: Awaited

**check out more properties at [ashleyadams.co.uk](http://ashleyadams.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05

**See all our properties at [www.ashleyadams.co.uk](http://www.ashleyadams.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MEL205151 - 0002