



The Horse Shoes
Hemington Derby

The Horse Shoes Hemington Derby DE74 2SZ

for sale offers over
£600,000



Property Description

A character detached family home constructed in stone and brick with Gothic styled features in highly desirable courtyard setting with off road parking, garage and private walled garden. The property was individually designed and built using reclaimed materials including Melbourne stone and is presented to a high standard throughout with characterful features including reclaimed timbers, Gothic arch and internal doors, open fireplace and partially vaulted ceiling to the kitchen. The property has a gas fired central heating system and double glazing. Briefly comprises:- spacious entrance hallway, cloaks/wc, kitchen/dining room, lounge, garden room, four bedrooms - one with an ensuite, family bathroom. Outside To the front of the property is a low maintenance fore garden with paving and lantern light to the front door area, borders inset with shrubs, driveway to a single garage, an adjacent parking space to the side of the garage, a gate fitted to the wall which gives privacy and access in to the rear garden. The gate to the side leading to the side garden area is sectioned off with lattice screening to provide a bin storage and utility area and leads round to the rear section of garden which is fully landscaped and must be viewed to be fully appreciated, large stone paved patio, borders inset with a variety of mature trees and shrubs, gravelled areas, dwarf brick walling which provides raised borders inset with shrubs.

Entrance

Solid oak entrance door leading to:-

Spacious Entrance Hallway

Leads into an open dining hall area with open spindled dog leg staircase off to the first floor, useful understairs storage cupboard, door to kitchen/diner, double opening glazed doors leading to the lounge, central heating radiator, hardwood parquet flooring, beams to the ceiling, inset spotlights, double glazed window to the rear, latch door off to:-

Cloaks/Wc

Having a two piece modern white suite comprising low level wc, wash hand basin with chrome mixer tap over, the hardwood parquet flooring continues from the entrance hall, wall mounted chrome heated towel rail, extractor fan, double door fronted storage cabinet, further double door fronted shelved out shoe store cupboard that also houses the fuse box and electric meter.

Kitchen Diner

Dining Area

16' 4" x 12' (4.98m x 3.66m)

Beautifully proportioned room with terracotta quarry tiled flooring, dual aspect with double glazed window to the front elevation, double glazed French doors to the rear with matching side panels, feature beams to the ceiling, four wall light points, two central heating radiators, wide opening to:-

Kitchen

11' 2" x 13' 5" max into chimney breast recess (3.40m x 4.09m max into chimney breast recess)

A particular feature is the open vaulted apex ceiling with exposed truss and ceiling beams, a range of matching base units with full height unit and granite work surfaces, central island with further under unit storage and drawers, spotlights to the apex ceiling, door giving access to the utility cupboard which has plumbing for automatic washing machine and space for stackable tumble dryer, the chimney breast has a cooking area with exposed brickwork and oak mantle beam over, tiled splashback and incorporates a Smeg range cooker with hob, double oven, grill and fitted extractor fan to the cooking area, on the opposite side of the chimney breast recess is a further shelved out pantry style cupboard which also incorporates the Baxi boiler providing domestic hot water and central heating, quarry tiled flooring continues through from the dining room, double glazed

window to the front elevation, further window to the rear giving aspect over the garden, Belfast enamel sink unit with chrome mixer tap over, integrated appliances comprising fridge, dishwasher and under freezer.

Lounge

23' 3" x 12' 3" (7.09m x 3.73m)

Dual aspect living room, a particular feature being the inglenook stone fireplace with an open cast iron grate on a stone hearth with timber mantle beam over, log storage either side of the fireplace, exposed beams to the ceiling, two central heating radiators, four wall light points, timber framed glazed door which gives access to:-

Garden Room

11' 11" x 6' 6" (3.63m x 1.98m)

Oak double glazed framed structure with a sloping glazed double glazed roof, top opening vent and side access door on to the garden, slate tiled flooring which has under floor heating, wall light point, power point, feature brickwork to one wall, two roof light windows.

First Floor Landing

Spacious landing area with open spindle balustrade, further open tread staircase off to the second floor, central heating radiator, inset spotlight to the ceiling, double glazed timber framed window to the rear elevation, further roof light window to the half landing height to the second floor, latch door off to spacious airing cupboard with pressurised hot water cylinder, open slatted shelving for storage.

Master Bedroom

12' x 11' Minimum (3.66m x 3.35m Minimum)

Measured to the front of a range of fitted wardrobes.

With two double door fronted wardrobes with a centre opening to ensuite, central heating radiator, timber double glazed window to the front elevation with fitted roller blind.

Ensuite Shower Room

Has a three piece modern white suite

comprising a corner glazed shower cubicle with a chrome mains shower over, fully tiled to the cubicle with spot lights, pedestal wash hand basin with brass effect mixer tap, low level wc, part ceramic tiled walls, feature alcove, inset spotlights to the ceiling and alcove, double glazed opaque timber framed window to the rear elevation, ceramic tiled flooring, anthracite wall mounted heated towel rail.

Bedroom Two

12' 3" x 13' 5" Minimum plus recess (3.73m x 4.09m Minimum plus recess)

Having a shelved out recessed area for storage or display, feature oak beams to the ceiling, double glazed timber framed window to the rear, further double glazed window to the side, central heating radiator.

Luxury Bathroom

9' 8" x 12' 7" Max overall measurement (2.95m x 3.84m Max overall measurement)

Having a beautiful bathroom suite, free standing roll edged bath with side mounted chrome bath/shower mixer attachment, pedestal wash hand basin with chrome mixer tap and corner mounted wc, double width walk in shower cubicle with a rain head mains chrome shower and glazed screen fully tiled to the cubicle, inset spotlights and extractor fan to the ceiling, built in state of the art pine infrared sauna which is a particular feature of the bathroom, natural stone effect ceramic tiled flooring, double glazed timber framed window to the front elevation, fitted roller shutter blind, shaver point, chrome wall mounted heated towel rail.

Second Floor Landing

Open spindle balustrade, seating and storage areas, inset spotlights to the ceiling, eaves storage, latch door gives access to:-

Bedroom Three

11' 11" x 8' 6" (3.63m x 2.59m)

Measured beneath sloping ceiling

Inset spotlights to the ceiling, double glazed roof light window to the rear, beautiful views outside, eaves storage, central heating radiator.

Bedroom Four









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