



Fairview Robinsons Hill  
Melbourne Derby



# Fairview Robinsons Hill Melbourne Derby DE73 8DJ

for sale  
£1,200,000



## Property Description

A substantial five bedroom detached family home situated on a generous, particularly private approx third of an acre plot off a private road off Robinsons Hill. The property has off road parking for several vehicles, a detached double garage and stunning private gardens with a wealth of features which must be viewed to be fully appreciated. The accommodation briefly comprises, to the ground floor:- Entrance hall, 32 ft approx living room with log burning stove and additional flush fitted gas fire, separate spacious dining room, garden room with stunning views of the garden, well equipped and re-fitted breakfast kitchen, utility room, family bathroom, study, master bedroom with ensuite shower room and two further double bedrooms. To the first floor are two further double ensuite bedrooms and spacious landing area. Outside:- The property is approached via a private road off Robinsons Hill which serves approximately nine - ten properties. Having brick pillars to the entrance, sweeping gravel driveway providing off road parking for six vehicles and a double brick pitched roof garage with twin up and over doors, roof storage, light and power. Having a beautiful front garden with lawn and hedged boundaries with trees and shrubs and a barbeque area to the side. The front garden is south facing and must be viewed to be fully appreciated.

**Entrance** Front wood grain UPVC double glazed entrance door with inset opaque double glazing leading to:-

**Entrance Hall** Having feature oak flooring, central heating radiator, coat hanging hooks and shelving, timber latched door giving access to :-

**Stunning Open Plan Living Room** 31' 11" x 14' 6" ( 9.73m x 4.42m ) Plenty of scope to separate into two separate rooms if required, having double glazed bay window to the front elevation giving stunning aspect over the garden, further double glazed windows to each side elevation, feature beams to the ceiling, oak flooring continues through from the entrance hall, two central heating radiators. To the front part of the room is a flush fitted log effect gas fire which is operated by remote control, at the other end of the room is a cast iron log burner fitted to a brick fireplace and slate hearth with mantle shelf over, having open brick edged shelving and three wall light points. Opening to:-

**Dining Room** 14' 11" x 15' 4" ( 4.55m x 4.67m ) A really well-proportioned dining room with beams to the ceiling, brick open fire with alcove for log storage, oak mantle beam over and slate paved hearth, oak flooring continues from the living room, central heating radiator,

three wall light points, double glazed window to the front elevation, double timber framed and glazed doors give access to:-

**Garden Room** 10' 8" x 7' 10" ( 3.25m x 2.39m ) A beautiful garden room with full height galleried brick exposed walling, high triple double glazed Velux roof light windows, UPVC double glazed wood grain sliding patio doors to the front giving aspect and access to the garden, stone tiled flooring, central heating radiator, two wall light points.

**Inner Hallway** 37' x 2' 10" ( 11.28m x 0.86m ) Which gives access to most of the ground floor rooms, also with oak flooring, central heating radiator. Door off to:-

**Breakfast Kitchen** 15' 10" x 11' 6" ( 4.83m x 3.51m ) Accessed via the inner hallway, having a high specification, professionally refitted kitchen with compact laminate worksurfaces and matching upstands, inset Blanco square one and quarter bowl sink and drainer, extendable chrome mixer tap over, plumbing and space for automatic Miele dishwasher which is included in the selling price, two electric fan assisted eye level fitted Neff ovens, Neff combi microwave with warming plate beneath, Neff induction hob and griddle, fitted double width extractor hood over with inset lighting, feature lighting to the kitchen units and concealed under unit lighting to the wall units, inset spotlights to the ceiling, Karndean flooring, integrated fridge freezer, double glazed windows to side and rear elevations, central heating radiator, centre island for breakfast seating also with storage drawers beneath, latch door off to:-

**Utility Room** 8' 11" x 6' 8" ( 2.72m x 2.03m ) Having a matching design to the kitchen with the same work surfaces and units, matching style one bowl and drainer sink inset to the work surface with extendable chrome mixer tap, American style Samsung fridge freezer which will be included with the selling price, as will the Bosch automatic washing machine and the Siemens tumble dryer, double glazed window to the rear and also a timber stable door to the rear, Karndean flooring continues from the kitchen, full height larder unit with pull out drawers, cupboard which houses the Vaillant boiler providing domestic hot water and central heating, inset spotlights to the ceiling, central heating radiator.

**Bathroom** Accessed from the inner hall via a latch timber door, having a three piece ivory coloured suite comprising corner panelled bath with a Mira electric shower over, low level WC, pedestal wash hand basin with chrome mixer tap over, fully tiled walls and flooring, double glazed opaque window to the rear elevation, wall mounted chrome heated towel rail, panelled door to airing cupboard with hot water

cylinder and slatted shelving for ease of storage, inset spotlights to the ceiling, extractor fan.

**Bedroom** 13' 11" minimum x 9' 1" ( 4.24m min x 2.77m ) Measured to the front of wardrobes. Having a triple mirror sliding door fronted fitted wardrobes incorporating hanging rails and shelving, having a range of fitted shelving, double glazed timber window to the rear elevation, central heating radiator.

**Study** 10' 11" x 6' 3" max ( 3.33m x 1.91m max ) Having a double opaque glazed window to the front elevation, central heating radiator, bulk head from the stairs going up to the first floor.

**Bedroom** 14' minimum x 8' 11" ( 4.27m minimum x 2.72m ) Measured to the front of wardrobes. Having a double glazed window to the rear elevation, central heating radiator, a range of fitted wardrobes comprising two double door fronted wardrobes, centre vanity unit with mirror back and overhead cupboards.

**Master Bedroom** 15' x 12' 3" minimum ( 4.57m x 3.73m minimum ) Measured to the front of a range of fitted wardrobes. Accessed from the inner hallway via a latch door, having three double door fronted fitted wardrobes with hanging rails and shelving, open display shelving and fitted drawers to match, UPVC double glazed window to the front elevation giving stunning aspect over the garden, central heating radiator, door off to :-

**Ensuite Shower Room** Has been fully refitted throughout to a high standard, having full width glazed shower cubicle with a chrome mains shower over, glazed cubicle, inset alcove with lighting for products etc, flush fitted rain head above the shower, fitted double door fronted bathroom cabinet for storage, fully tiled to walls and flooring with under floor heating, wash hand basin fitted to vanity unit with drawers beneath and chrome mixer tap over, mirror back alcove to the sink area with inset lighting and WC fitted with concealed plumbing, inset spotlights to the ceiling.

**First Floor** Having a spacious landing area with window overlooking the garden room, open spindle balustrade and fitted shelving to the landing area, central heating radiator, door giving access to eaves storage, latch door giving access to:-

**Bedroom** 23' 7" x 12' 11" ( 7.19m x 3.94m ) overall measurement including ensuite. The bedroom area has a double glazed window to the side elevation, central heating radiator, two Velux roof light windows with fitted blinds, having an extensive range of fitted furniture comprising: wardrobes with hanging rails and shelving, drawers, fitted mirror back, door giving access to the eaves storage which has fitted flooring and light. Incorporated in to the wardrobes in this bedroom are the cold water tanks. Panelled door off to:-

**Ensuite Shower Room** Having a three piece ivory suite comprising a glazed shower cubicle with Mira electric shower, wash hand basin fitted to corner vanity unit with storage beneath and vanity shelf over, low level WC, tiled flooring, central heating radiator, pine door to:-

**Sauna** Electrically operated fitted with pine.

**Bedroom** 16' 8" x 12' 11" ( 5.08m x 3.94m ) measurements beneath sloping ceilings. Having double opening double glazed French doors with Juliet balcony to the side elevation, door to eaves storage on both sides of the room, central heating radiator. Latch door to:-

**Ensuite Shower Room** Having a corner glazed shower cubicle, fully tiled to the cubicle with Triton electric shower, wash hand basin with chrome mixer tap and ceramic tiled splashback, low level wc, wall mounted chrome heated towel rail, inset spotlights and extractor to the ceiling, ceramic tiled flooring.

**Outside** The property is approached via a private road off Robinsons Hill which serves approximately nine to ten properties. Having brick pillars to the entrance, sweeping gravel driveway providing off road parking for six vehicles.

**Garage** 22' 6" x 18' 1" ( 6.86m x 5.51m ) Double brick pitched roof garage with twin up and over doors, roof storage, light and power. Security lighting to the front of the garage.

**Garden** Located in particularly private grounds of approximately one third of an acre with a wealth of features which must be viewed to be fully appreciated.

The front garden is mainly laid to lawn and has hedged boundaries, a wide variety of mature trees and shrubs. Beyond, to the side of the garage is a barbequing area with a covered pull out awning. Brick steps up to a covered seating area which is paved and brick edged with covered pergola and a natural tree screen over. The patio area has a timber pergola with climbing clematis, outside lighting and power socket.

To the side area are double gates that lead on to the private road, having a wide concrete area which is designed for ease of maintenance with a stone boundary wall flanked with wisteria and mature shrubs and a covered log storage area.

To the rear is a dwarf stone retaining wall with a gravelled raised border inset with a variety of shrubs and a conifer screen which provides a high degree of privacy. To the opposite side is a wide paved patio which extends down leading to the front garden area, dwarf brick retaining wall to a side lawned garden flanked with trees and hedging to the boundary - this area gives potential for extension to the existing property if required.

The paving continues back to the front of the property and provides a natural seating area for sunbathing or dining - the garden is south facing. The dwarf brick walling running around the property is particularly impressive and there are outside security lights and lantern lights to the front.















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