



Castle Street
Melbourne Derby

Castle Street Melbourne Derby DE73 8DY

for sale offers over
£300,000



Property Description

A beautifully presented three storey character cottage with a wealth of features which must be viewed to be fully appreciated. Having restored and re-painted secondary glazed sash windows to the front elevation and a gas fired central heating system. The accommodation briefly comprises: Lounge with stunning inglenook fireplace with cast iron log burning stove, Dining Kitchen fitted with a bespoke range of handmade base and wall units and an Armitage Shank Belfast sink, newly installed integrated appliances, quarry tiled flooring. Dining area with exposed stone walls and beautiful fitted dresser cupboards, utility room/garden room. To the first floor is stunning bathroom set out in two sections with a ball and claw foot cast iron bath, latch doors to bedroom with fitted wardrobes and oak fronted drawers, Second floor landing which offers space for a study/dressing room/extension to one of the bedrooms, latch door to two further bedrooms - one with a stable door to the upper section of the room which gives a mezzanine opening to loft storage space which could be incorporated to make a particular feature to the landing area. Outside is particularly beautiful with professionally landscaped garden having a large stone paved patio flanked with timber seating, decked steps leading to the side and a raised astro turf lawn flanked with borders inset with shrubs and a timber log store and large summer house which adds a particular feature to the end of the garden.

Entrance

Front timber entrance door leading to:-

Lounge

13' 5" max into chimney breast recess x 10' 11" (4.09m max into chimney breast recess x 3.33m)

A particular feature of the room is the stunning inglenook fireplace with cast iron log burning stove on a raised stone paved hearth with stone mantle over, raised brick and brick backplate to the fireplace, open oak shelving

to the chimney breast recess, feature exposed beams and laminate flooring, secondary glazed original sliding sash window to the front elevation, central heating radiator, latch door giving access to stairs to the first floor. Further latch door to:-

Dining Kitchen

12' 11" x 10' max includes stair recess (3.94m x 3.05m max includes stair recess)

Fitted with a bespoke range of handmade base and wall units with solid wood work surfaces over, Armitage Shanks Belfast sink with period style mixer tap over, newly installed integrated dishwasher, integrated electric fan assisted oven, Neff induction hob, extractor hood with inset light, ceramic tiled splashbacks, quarry tiled flooring, further under unit space for fridge and freezer, inset light to the extractor hood.

The dining area has a central heating radiator, it has exposed stone walls which add additional character, exposed beams to the ceiling, two further beautifully presented fitted cupboards either side of the dining area which provide dresser storage, window to the rear and a timber edged and glazed door to:-

Utility/Garden Room

11' 6" x 4' (3.51m x 1.22m)

Offers potential to extend the kitchen if required.

Has polycarbonate sloping ceiling, windows and half glazed door to the rear giving access and aspect to the garden, quarry tiled flooring continues through from the kitchen, outside tap, plumbing and space for an automatic washing machine with work surface over, light and power.

First Floor

Bathroom

Access to the bathroom off the landing which is separated by a stud wall - could be opened if the buyers require. Currently two separate areas which gives a lovely layout.

Wash hand basin fitted to a good sized vanity unit with storage beneath, work surface over, ceramic tiled splashback to the sink area, low level WC, inset spotlights to the ceiling, laminate flooring, louvre door fronted cupboard houses the Baxi boiler providing domestic hot water and central heating, smaller glazed panel gives borrowed light from the bathroom.

The bathroom itself has a beautiful ball and claw foot cast iron bath with a period chrome mixer tap and shower over, part ceramic tiled walls, double glazed opaque window to the rear, inset spotlights to the ceiling, laminate flooring, latch doors lead off to both of those areas. On the opposite side of the landing leads to:-

Bedroom

13' 5" max into chimney breast recess x 11' (4.09m max into chimney breast recess x 3.35m)

Having secondary glazed sliding sash window to the front elevation, central heating radiator, painted beams to the ceiling, double door fronted fitted wardrobe, hanging rail to the opposite chimney breast, oak fronted drawers built in to the understairs recess which are a particular feature, two wall light reading light points.

Second Floor Landing

12' 11" x 5' 8" area inc. stairs (3.94m x 1.73m area inc. stairs)

Having an open spindle balustrade and a good, recessed area which offers space for a study or dressing room or an extension to one of the bedrooms. Latch door in to:-

Bedroom

13' 8" max into chimney breast recess x 8' 2" (4.17m max into chimney breast recess x 2.49m)

Having secondary glazed sliding sash window to the front elevation, central heating radiator and beams to the ceiling.

Bedroom

12' 10" x 7' 8" (3.91m x 2.34m)

Having double glazed window to the rear giving aspect over the garden, central heating radiator, exposed brick chimney breast with ornamental opening, beams to the walls and ceiling, stable door to the upper section of the room which gives a mezzanine opening to loft storage space which could be incorporated to make a particular feature to the landing area or to create a further room there subject to buyers' requirements and building regulations.

Outside

The property has been beautifully and professionally landscaped, having a large stone paved patio flanked with timber seating with integrated storage, decked steps leading to the side and to a raised astro turf lawned area flanked with borders inset with shrubs, timber log store.

Timber Summer House

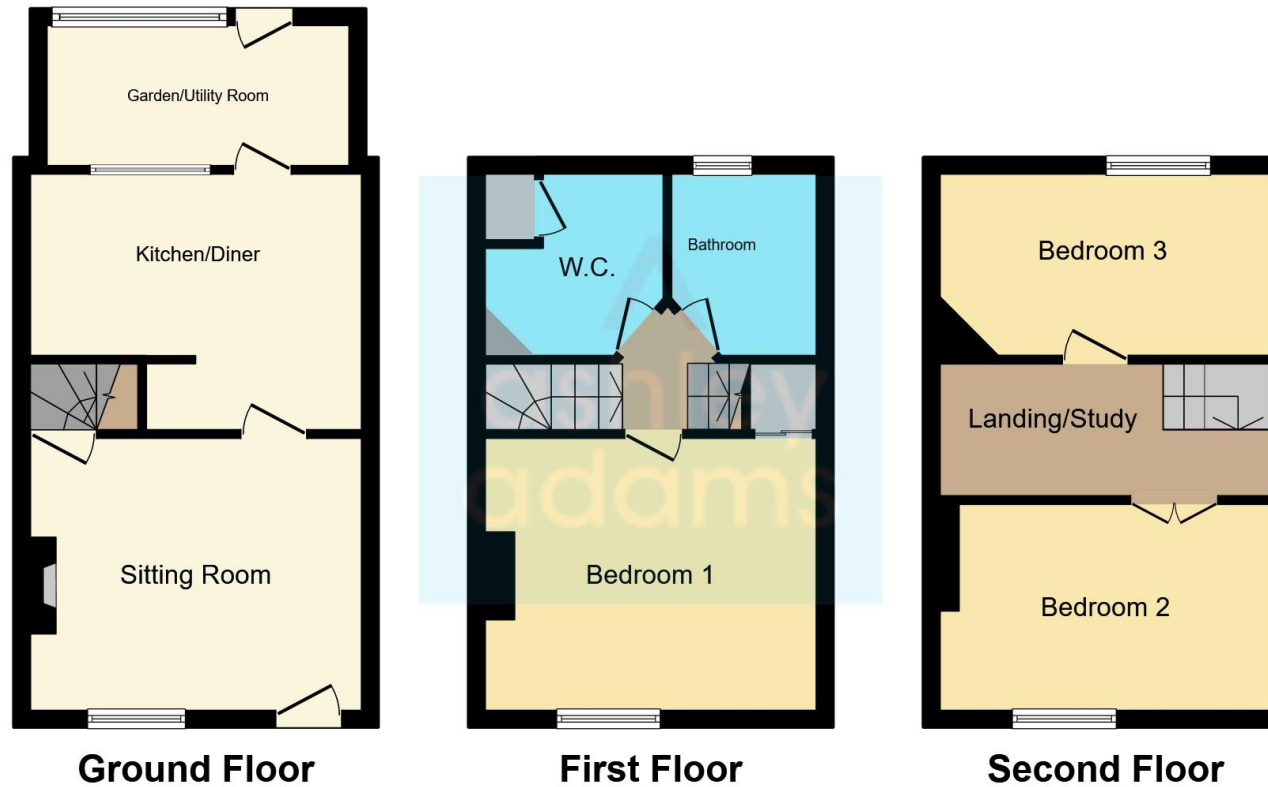
10' x 8' (3.05m x 2.44m)

Large timber summer house which adds a particular feature to the end of the garden, with a pebbled area to the side.









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Tenure:Freehold EPC Rating: C

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