



The Rookery Melbourne Road
Isley Walton Derby

The Rookery Melbourne Road Isley Walton Derby DE74 2RN

for sale
£550,000



Property Description

A superb opportunity to acquire a traditional three bedroom detached bungalow on approx 1/3 acre plot with double and single garages, a series of further brick outbuildings suitable for a variety of purposes. The property has a lovely approach off Melbourne Road along a private driveway to a double remote controlled wrought iron gated access into the plot. The driveway offers off road parking and turning for numerous vehicles and the gardens are well landscaped to front side and rear. The property has potential for extension, loft conversion or further development subject to planning permission. The accommodation has an oil fired central heating system and UPVC double glazing and briefly comprises:- Passaged entrance hall, three reception rooms and kitchen with utility off, three double bedrooms, master with ensuite shower room and a generous family shower room accessed off the hall. A large single integral garage offers potential to convert into further living accommodation and a large double garage which runs the depth of the property has been divided onto a series of useful stores/workshop areas offering potential for a variety of uses. The front part of the garage can easily be converted back to a double garage for vehicle storage if required.

Entrance Porch

Having a front composite entrance door, two UPVC double glazed opaque windows with panels either side and quarry tiled flooring. Half glazed stable door leading to:

Reception Room

14' 11" x 12' 6" (4.55m x 3.81m)
Having UPVC double glazed window with new fitted blinds to the front elevation, ornamental fireplace with an oak surround, a Worcester floor-standing oil fired boiler is incorporated into the chimney breast, coving to the ceiling and ceramic tiled flooring. Panelled door leading to:

Kitchen

14' 1" x 6' 7" (4.29m x 2.01m)
Fitted with a range of matching wall and base

units with roll edge laminated work surfaces over, single drainer 1 and 1/4 bowl stainless steel sink unit with a chrome mixer tap over, ceramic tiled splashbacks, integrated eye level Neff electric fan assisted oven, four burner electric ceramic hob with a glazed splashback and extractor fan over, corner storage carousel, under unit space and plumbing for washing machine, contemporary wall mounted radiator, inset spotlights to the ceiling, ceramic tiled flooring and UPVC double glazed window to the front elevation. Opening to:

Utility

6' 5" x 5' 3" (1.96m x 1.60m)
Fitted with a range of wall and base units with laminated work surface over, space for fridge/freezer, space and plumbing for dishwasher, wall mounted fuse box and ceramic tiled flooring.

Passaged Entrance Way

A long passaged entrance hallway having a side new composite panelled entrance door, two central heating radiators, coving to the ceiling and ceramic tiled flooring.

Front Sitting Room

13' min plus bay x 14' 10" (3.96m min plus bay x 4.52m)
Having new UPVC double glazed window to the front elevation, further matching new UPVC double glazed bay window to the side elevation, quality fitted window blinds, feature fireplace incorporating an open fireplace fitted with a cast iron insert, satin wood ornamental surround and a quarry tiled hearth, two central heating radiators, laminate flooring, coving to the ceiling and wiring for CCTV.

Rear Sitting Room

14' 1" min plus bay x 10' 1" (4.29m min plus bay x 3.07m)
Having new UPVC double glazed bay window to the side elevation, further UPVC double glazed window to the rear elevation, quality fitted window blinds, central heating radiator and coving to the ceiling.

Bedroom

14' x 10' (4.27m x 3.05m)

A lovely well-proportioned bedroom having UPVC double glazed window to the rear elevation giving aspect over the garden, central heating radiator and coving to the ceiling.

Bedroom

14' 1" x 10' 2" (4.29m x 3.10m)

Having UPVC double glazed window to the rear elevation, central heating radiator.

Master Bedroom

14' x 9' 10" (4.27m x 3.00m)

Having UPVC double glazed window to the rear elevation, central heating radiator and coving to the ceiling. Door leading to:

Ensuite Shower Room

A spacious en-suite shower room fitted with a three piece white suite comprising a double width glazed shower cubicle with a chrome mains shower over and fitted with UPVC panelling, pedestal wash hand basin and low level WC. Part ceramic tiled walls, ceramic tiled flooring, central heating radiator, inset spotlights to the ceiling, UPVC double glazed opaque window to the rear elevation and a double door fronted fitted airing cupboard housing the hot water cylinder.

Family Bathroom

Fitted with a three piece quality white suite comprising a corner glazed shower cubicle with electric shower over, pedestal wash hand basin and low level WC. Part ceramic tiled walls, wall mounted heated towel rail, inset spotlights to the ceiling and a pull down loft ladder leading to a loft with light, power, majority boarded flooring and a pitched roof (would be suitable for conversion subject to building regs approval or planning permission).

This room has been converted into a shower room but there is plenty of space for a bath to be installed if it was to be reconfigured.

Double Garage

Having electric remote roller shutter door, power, light and opaque glazed window to the side elevation.

The garage has been partitioned into separate areas but could be opened up to convert back into a double garage if required.

The front part of the garage is 14ft 8 x 6ft 3. The rear part of the garage is 14ft 8 x 12ft 2.

Workshop Area

13' 6" x 6' 9" (4.11m x 2.06m)

This area has light, power points and door to the rear elevation leading to the garden.

Further Useful Room

9' 6" x 6' 2" (2.90m x 1.88m)

Having light and power points.

This series of rooms is suitable for business use or conversion into further residential accommodation (subject to building regs approval or planning permission).

Outside

The property has a lovely approach off Melbourne Road along a private driveway to a double remote controlled wrought iron gated access into the plot. The plot is fully enclosed with fencing and has a good sized tarmac driveway providing off road parking and turning for several vehicles. The driveway itself is flanked with lawn to one side and the opposite side is slightly raised with a gravelled border and feature dwarf brick walling. There is a timber Summer house (10f 8 x 6ft 9) with power, light and laminate flooring. To the front of the property is outside lighting, outside tap, door leading to an outside store:- housing the oil tank and access to a single garage. The side garden is well landscaped and the plot in total is approx a third of an acre. The lawn continues around to the side, flanked with deep rockery inset with a variety of shrubs. Steps from the side lead up to the side door area and a paved path leads down to the rear section of garden with the lawn continuing around. There is a greenhouse and an aluminium shed. A double paved path continues around the back to the property and there is a further outside tap, outside lighting and a large paved area being fully enclosed with fencing and particularly private.

Single Garage









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

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