



Oaklands Way  
Melbourne Derby



### Property Description

A much improved, spacious four bedroom detached family home with stunning open plan living kitchen, generous private well landscaped garden, off road parking and garage. The property has been renovated to a high standard by the current vendors and has a wealth of features which must be viewed to be fully appreciated including stunning herringbone LVT flooring throughout the ground floor, feature cast iron contemporary radiators, (where stated), new internal doors and beautifully presented throughout. The property has a gas fired central heating system and UPVC double glazing and briefly comprises:- Entrance hall, cloaks/w.c, utility room, stunning open plan kitchen with large centre island, integrated appliances and quartz work surfaces, family room area, garden room area and separate snug/sitting room. To the first floor is a stunning master bedroom suite with dressing room and en suite shower room, three further double bedrooms and family bathroom. Outside, the property is set well back at the end of the cul de sac with a block paved drive proving side by side parking, an integrated garage, EV charging point and tap. To the rear is a generous well landscaped garden with large paved patio areas, shaped lawn and borders inset with trees and shrubs.

### Entrance Hallway

Accessed by a newly installed front composite entrance door with inset double glazing and matching double glazed side panels, leading to a spacious entrance hallway having useful understairs storage, open spindled carpeted stairs to the first floor, vertical contemporary radiator, feature parquet LVT herringbone flooring that leads through to the kitchen, inset spotlights to the ceiling and door off to:-

### Cloaks/Wc

Having a two piece modern white suite comprising of a low level WC and corner hand wash basin fitted to a vanity unit with storage beneath and chrome mixer tap over, LVT

parquet flooring continues through and a UPVC double glazed opaque window to the side elevation. A further door off as you enter the kitchen offering further storage/cloaks cupboard with slated shelving and hanging hooks for coats and shoe storage.

### Living Kitchen

A beautiful open plan living kitchen with a family room area which provides seating, the kitchen area and dining room which is also a garden room. The kitchen area:- a professionally fitted kitchen with a range of matching base and wall units, quartz work surfaces with matching up-stands, large centre island with over hang quartz work surface providing breakfast seating, the island also houses an inset Belfast enamel sink with brass swan neck instant hot water tap over, integrated dishwasher to the island, a concealed bin storage system and feature down lights over the island, further integrated appliances comprising of an electric eye level Zanussi fan assisted double oven, Zanussi induction hob and extractor hood over with concealed lighting, further concealed under unit lighting, inset spot lights to the ceiling, double door fronted full height shelved out larder unit with inset power sockets for a toaster, microwave, etc, space for an American style fridge/freezer in between the full height units, a particular feature is the LVT herringbone flooring that continues through from the hallway that flows through the rooms, UPVC double glazed opaque door giving access to the side path and in turn access to the rear garden.

### Family Room Area

Having seating and has UPVC double glazed sliding patio doors giving super aspect and access to the rear garden, a featured panelled chimney breast, inset spot lights to the ceiling, two contemporary cast iron vertical radiators then opens up to the:-

### Garden Room/Dining Area

Having a fully insulated and tiled roof inset with spot lights, UPVC double glazed sliding patio doors giving access to the rear garden, three UPVC double glazed windows giving a further aspect over the generous rear garden the LVT flooring continues through, two further contemporary cast iron vertical radiators, all brass fittings and power sockets which add another feature to the property.

### Snug/Second Sitting Room

Having UPVC double glazed windows to the front elevation, carpeted flooring and a contemporary cast iron radiator.

### First Floor Landing

Carpeted flooring, loft access to a partially boarded loft space with lighting, inset spot lights to the ceiling of the landing, a door giving access to a large airing cupboard or utility storage area with lighting.

### Bedroom One

A particularly generous sized room divided into two areas, a dressing room and bedroom, the bedroom area has carpeted flooring, UPVC double glazed window to the rear elevation with fitted blinds, contemporary cast iron radiator, an arched opening to a generous dressing room with further loft access point, two double hanging rails spanning the full width of the room for clothes storage, a further cast iron radiator, UPVC double glazed window to the rear with a fitted roman blind giving aspect over the rear garden and door off to a generous en-suite: -

### En-Suite

A generous en-suite with a 1 meter square corner glazed walk in shower cubicle with a chrome main shower over, a pedestal hand wash basin with chrome mixer tap over, low level WC, wall mounted heated chrome towel rail, spot lights to the ceiling, fully tiled walls, UPVC double glazed opaque window to the side elevation, ceramic tiled wet room styled flooring and an extractor fan.

### Bedroom Two

Another generous sized double room, could be split into two bedrooms if required, two UPVC double glazed windows to the front elevation giving a nice outlook down the close, fitted roman blinds fitted to both windows, two contemporary cast iron radiators, carpeted flooring, a door giving access to a built in over stairs store with hanging rail and shelf for additional storage.

### Bedroom Three

Another generous double bedroom, UPVC double glazed window to the rear elevation, contemporary cast iron radiator, carpeted flooring.

### Bedroom Four

A further double bedroom, UPVC double glazed window to the front elevation, contemporary cast iron radiator and carpeted flooring.

### Family Bathroom

Has a three piece white suite comprising of a panelled bath, a circular hand wash basin fitted to a deep vanity shelf and chrome mixer tap over, low level WC, part mosaic tiled splash back around the sink and window sill area, UPVC double glazed opaque window to the front elevation with fitted window blind, wall mounted heated towel rail, ceramic tiling around the bathing area.

### Outside

The property is situated in a really good position at the end of the close and set well back from the road, a feature block paved driveway providing side by side off road parking, a front veranda over the front of the property, a particularly long garage with an up and over door, light and power and door access to the rear garden, EV charging point, shaped block edged lawn area with feature circular shrub border, a gravelled pathway down the side of the property with is gated giving privacy and access to the rear garden, outside tap, sleeper edged raised border inset with shrubs, the rear garden is a particular feature of the property it is extensive and beautifully landscaped. a large stone paved









**Ground Floor**



**First Floor**

Total floor area 157.9 m<sup>2</sup> (1,700 sq.ft.) approx

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