

Ashby Road
Melbourne Derby

ashley adams

Ashby Road
Melbourne Derby DE73 8ES

for sale
£850,000







Property Description

A substantial three storey, five bedroom family home in highly desirable courtyard location within the heart of Melbourne village with well landscaped gardens, side driveway providing off road parking and integral garage. The property was constructed by Stanton Developments approx 2019 to a high standard and has the remainder10 year NHBC guarantee. The property has gas fired central heating system with underfloor heating to the ground floor, double glazed casement windows and doors, Neptune quality fitted kitchen with integrated appliances and Rangemaster cooker, oak internal doors, Porcelanosa bathroom suites, Farrow & Ball colour scheme, fitted carpets and Italian porcelain tiled flooring. In brief the accommodation comprises: - Entrance hall, cloaks/WC, study, lounge, open plan living kitchen with quality Neptune suite and appliances, stunning galleried area with full height picture windows and a utility room with access to private rear garden. To the first floor is a spacious feature galleried landing overlooking the kitchen area and views over the full height windows to the rear, four double bedrooms, bedroom two with en-suite shower room and the first floor accommodation is complemented with a family bathroom. To the second floor is the master bedroom suite with stunning en-suite shower room, storage to bedroom and landing. The property backs onto open fields to the rear and has stunning views.

Area Information

Melbourne enjoys a high standard of amenities including the Sainsburys supermarket, Post office, doctors and dentist surgery and a wide range of quality public houses and restaurants whilst being well placed for the commuter with East Midlands airport, Parkway railway station and major link roads nearby.

Entrance Hall

A spacious entrance hall with front panelled entrance door, spotlights to the ceiling, Italian porcelain tiled flooring with underfloor heating, oak spindled staircase rising to first floor landing, useful under stairs storage, oak door into the cloakroom and double opening oak framed doors to the lounge.

Cloaks/Wc

Incorporating a modern Porcelanosa suite comprising:- WC, wash hand basin, chrome heated towel rail, underfloor heating, extractor fan and inset spotlights to the ceiling and part ceramic tiled walls.

Lounge

Having double glazed window to front elevation, deep skirting boards, under floor heating and spotlights to the ceiling.

Study

Double glazed window to front elevation and underfloor heating.

Open Plan Living Kitchen

Having a Neptune fitted kitchen with a range of wall and base units with granite work surfaces and matching up stands, a range of integrated modern appliances comprising:- fridge/freezer, slim-line dishwasher, bin store, spice cupboard/pantry, pull out chopping boards, enamel Belfast sink with chrome taps and in addition a Perrin and Rowe in-built boiling water tap, Rangemaster free standing range cooker incorporating five burner hob, double oven with grill, inset spotlights matching display cupboards with lighting and inset lighting in extractor above cooking area.The kitchen area is complemented by a matching central island bar. The area is finished with large Italian porcelain tiled flooring with underfloor heating and double opening double glazed French doors to rear elevation from the kitchen giving access and aspect over the rear garden. A particular feature is the full height picture window to the rear and a stunning design providing the kitchen area with a full height galleried area providing additional light and offering a feature to the galleried first floor landing.

Utility

Having a Neptune range of units including full height cupboard, plumbing for a washing machine, single sink unit with chrome mixer tap, Italian porcelain tiled flooring with underfloor heating continuing from the kitchen, half glazed door to rear elevation providing access to garden, extractor fan and

inset spotlights to the ceiling and an integral oak door to garage.

First Floor Landing

Spacious feature galleried landing with oak and glazed balustrade overlooking the kitchen area with full height picture windows to the rear of the property providing stunning views, a central heating radiator, oak staircase continues to the second floor.

Bedroom Two

Measured beneath sloping ceiling with double glazed window to rear elevation, a central heating radiator, inset spotlights and a door to the ensuite.

Ensuite

Fitted with a Porcelanosa suite comprising: - open walk in shower cubicle, flush fitted taps, rain-head and separate shower attachment, wash hand basin inset to vanity unit with chrome mixer tap over and storage beneath, low level flush WC, part ceramic tiled walls, heated and illuminated mirrors, ceramic tiled flooring with underfloor heating, chrome heated towel rail, extractor and inset spotlights to ceiling, double glazed opaque roof light to front elevation.

Bedroom Three

Having a double glazed window to rear elevation, a central heating radiator and spotlights to the ceiling.

Bedroom Four

Double glazed window to front elevation, spotlights to the ceiling and a central heating radiator.

Bedroom Five

Double glazed window to front elevation, a central heating radiator and inset spotlights to the ceiling.

Family Bathroom

Fitted with a Porcelanosa suite to comprise of a panelled bath inset to tiled enclosure, side mounted mixer tap, shower attachment, low level WC with concealed plumbing, wash hand basin fitted to vanity unit with chrome mixer tap over & storage beneath, part ceramic tiled walls, heated and illuminated mirrors, walk-in cubicle with rain fall shower & separate attachment, chrome heated towel rail, ceramic tiled flooring with underfloor heating, inset spotlights and extractor fan to ceiling, double glazed opaque window to side elevation.

Second Floor Landing

Having double glazed roof light window, eaves storage, a central heating radiator, walk-in airing cupboard with pressurised hot water cylinder and an oak door to master bedroom.

Master Bedroom

Measured into double glazed walk in dormer window, having three access points to eaves storage, double glazed roof light window and central heating radiator.

Ensuite

Fitted with a stunning Porcelanosa suite comprising: - wash hand basin fitted to vanity unit with storage beneath and chrome mixer taps over, low level flush WC, part ceramic tiling, heated and illuminated mirrors, ceramic tiled flooring with underfloor heating, walk-in shower cubicle with glazed screen, rain-head shower, double glazed roof-light window, inset spotlights and extractor fan to ceiling.

Outside Front

Stone paved path to front door and to side, shaped lawn with shrub borders, a stone paviour driveway provides off road parking and leads to the garage. A further parking space for one vehicle is allocated to the property.

Garage

Having remote controlled up and over door, light and power and a door to the utility.

Rear Garden

Landscaped brick enclosed walling to both sides, open fencing to rear, trees, paddock land to rear, shaped lawn with bark chipped borders, large stone paved patio, outside light and tap.

Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







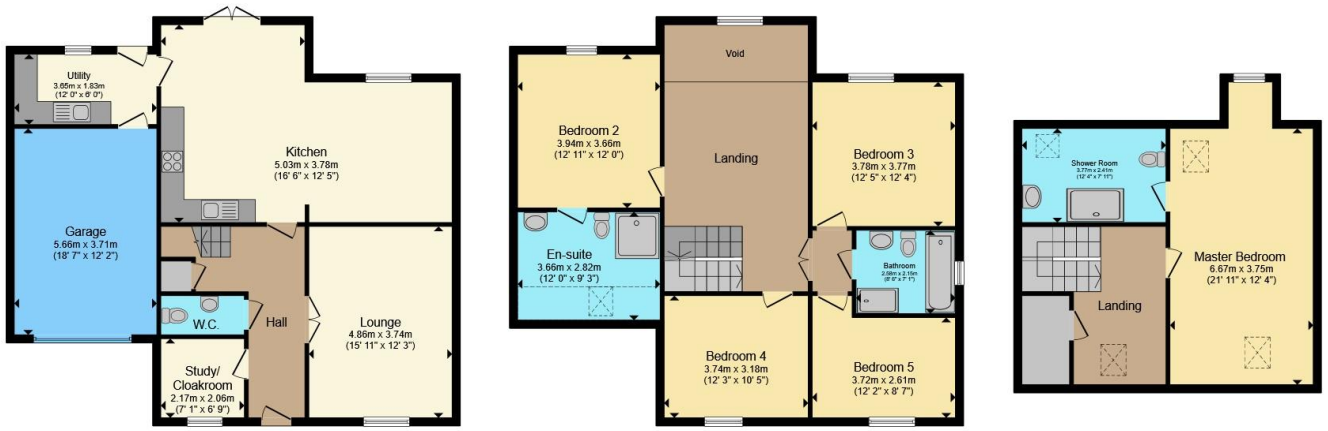












Total floor area 249.1 m² (2,682 sq.ft.) approx

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Property Ref: MEL206020 - 0013

Tenure:Freehold EPC Rating: B Council Tax Band: F

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The Property Ombudsman

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