



Spinney Hill  
Melbourne Derby



## Property Description

A well presented four/five bedroom detached family home situated on a large corner plot with lots of potential for extension subject to planning permission. The property has a gas fired central heating system and UPVC double glazing with accommodation briefly comprising:- Entrance hall, snug/ground floor bedroom, fitted kitchen, utility room, cloaks/w.c, spacious lounge/diner. To the first floor are four well proportioned bedrooms, master with ensuite shower room and family bathroom. Outside the property is set well back from the road on a large corner plot with extensive front side and rear gardens, a partially shared drive with parking, leading beyond double gated driveway to a double detached garaged with light and power and further parking. 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 Hallway

Having front half glazed UPVC double glazed entrance door inset opaque glazing and matching side panel giving access to the entrance hallway having carpeted staircase to the first floor, ceramic tiled flooring, central heating radiator, door access to useful under stairs store with light, hanging rail and coat hanging hooks with laminate flooring, half glazed door giving access to:-

## Snug/ Ground Floor Bedroom

Having UPVC double glazed window to the front elevation, central heating radiator, newly fitted carpeted flooring, coving to the ceiling.

## Kitchen

Accessed via a further half glazed door off the entrance hallway is fitted with a range of white

high gloss laminated base and wall units with roll edge laminated work surface over, circular single drainer stainless steel unit with chrome mixer tap over, space for under unit fridge, integrated electric fan assisted oven and grill, four burner gas hob, stainless steel splashback to the cooking area, extractor fan over, ceramic tiled splashback, ceramic tiled flooring, central heating radiator, UPVC double glazed window to the front elevation with fitted window blind, half opaque glazed UPVC door giving access to the side driveway, archway opening to:-

## Utility Room

Having a range of matching base units matching the kitchen with roll edge laminated work surface over, single drainer stainless steel sink unit with chrome mixer tap over, wall mounted Worcester boiler providing domestic hot water and central heating, plumbing for automatic washing machine, ceramic tiled flooring continuing through to the kitchen, UPVC double glazed window to the side elevation.

## Cloaks/Wc

Accessed off the entrance hallway having a two piece white suite comprising low level wc, corner wash hand basin, ceramic tiled flooring continuing through from entrance hallway.

## Lounge/Diner

Accessed off the entrance hallway via a half glazed door to a lounge/diner spanning the full width of the rear of the property having UPVC double glazed double opening French doors with matching side panels to the rear elevation giving access and aspect over the garden, UPVC double glazed panels to the side elevation, further UPVC double glazed window to the rear elevation, two central heating radiators, newly fitted carpeted flooring, coving to the ceiling, feature focal point fireplace inset to the wall with pebble effect chrome edged gas fire.

## First Floor Landing

Newly fitted carpet to the stairs and landing, central heating radiator, open pine balustrade, coving to the ceiling, loft access with light, UPVC double glazed window to the front elevation, door giving access to airing cupboard housing the hot water cylinder and slated shelving.

## Bedroom One/Master Bedroom

Having carpeted flooring, central heating radiator, coving to the ceiling, UPVC double glazed window to the rear elevation, pine panelled door giving access to: -

## Ensuite Shower Room

Comprising hand wash basin and wc fitted to vanity unit with storage beneath and chrome mixer tap over, glazed door gives access to a tiled shower cubicle with mains chrome shower, UPVC double glazed opaque window to the side elevation, central heating radiator, laminate flooring.

## Bedroom Two

Bedroom furniture comprising double door fronted wardrobe, central vanity unit with drawers, further drawers and cupboards to be included in the sale price, UPVC double glazed window to the rear elevation, central heating radiator, carpeted flooring.

## Bedroom Three

Having UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring.

## Bedroom Four

Having UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring.

## Family Bathroom

Having three piece modern white suite comprising panelled bath with chrome

bath/shower mixer tap, pedestal hand wash basin with chrome mixer tap over, low level wc, vinyl flooring, new unit UPVC double glazed opaque window to the side elevation, part ceramic tiled walls, wall mounted chrome heated towel rail.

## Outside

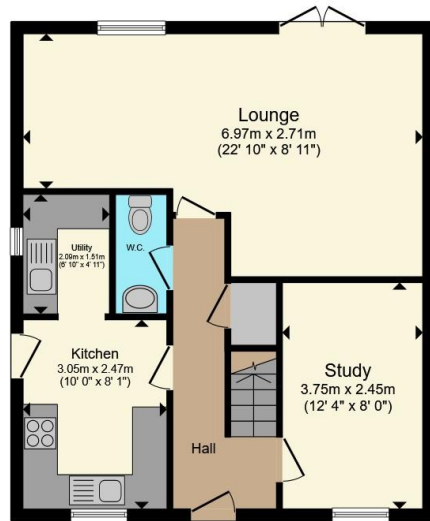
Front - The property being a corner plot has an extensive front garden having stone wall boundary, shared tarmac driveway with parking, leading to double wrought iron gates giving access to the property's own wide private driveway to the side and leading to a rear double garage having a pitched tiled roof, up and over door, light and power and roof storage, tarmac pathway leads to the front door.

Rear - A particular feature of this property is the wide side garden having potential for extension, subject to planning permission, large timber shed, paved area, further lawned area, the tarmac pathway continues around the rear of the garden to a further shaped lawn area, hedge boundary, further arch top wrought iron gate leading to a private garden area with established trees, lawns, hedged boundaries offering potential for further development.

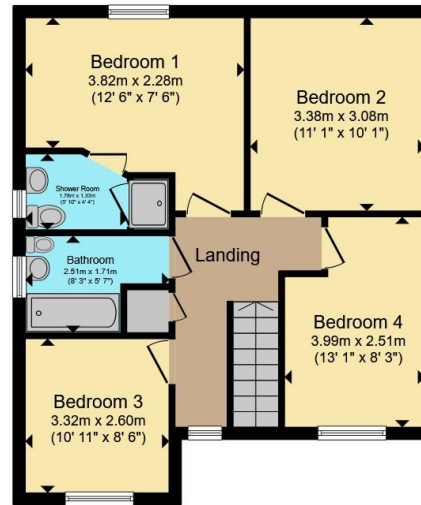




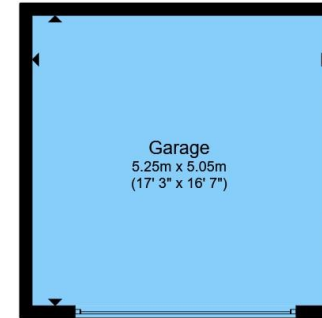




**Ground Floor**



**First Floor**



**Garage**

Total floor area 137.0 m<sup>2</sup> (1,475 sq.ft.) approx

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