



MELBOURNE
Sales & Lets

Derby Road, Stanton-By-Bridge, DE73 7HS
£780,000

Stoney Brook Derby Road, Stanton-By-Bridge, DE73 7HS

A truly exceptional detached residence, positioned within a highly desirable location and perfectly placed for superb transport connections. This exquisite home offers generous private parking, a substantial double garage, and elegant, contemporary open-plan living, all enhanced by breathtaking, far-reaching views and a beautifully secluded rear garden.

Upon entering, you are welcomed by a spacious entrance hall that sets the tone for the rest of the property. The lounge is a refined and inviting space, featuring a stylish log burner and striking quadruple glass bi-fold doors that seamlessly open onto the spectacular kitchen and dining area. The bespoke kitchen boasts a premium breakfast bar, while the dining area enjoys luxurious underfloor heating, an ideal setting for both everyday living and sophisticated entertaining. Additional ground-floor accommodation includes a separate dining room, a well-appointed utility room, and a contemporary WC/cloakroom.

The first floor hosts five beautifully proportioned double bedrooms and a luxurious family bathroom. The principal suite offers an exceptional retreat, complete with a dedicated dressing area and an elegant en suite shower room with underfloor heating.

Outside, the residence continues to impress. The front of the property provides private parking for up to four vehicles along with access to the double garage, fitted with lighting, electric supply, and up-and-over doors. To the side, wooden gates open into the exceptional rear garden, a serene oasis featuring a sophisticated split-level patio and steps descending into a meticulously designed woodland garden. The thoughtful landscaping ensures uninterrupted, panoramic views of every corner of the garden from the property.

Further benefits include oil central heating and high-quality double-glazed windows and doors throughout.

Opportunities to acquire a home of such calibre, privacy, and finish are exceedingly rare.



Tenure

Freehold Leasehold

Council Tax Band

South Derbyshire

Council Tax Band : G

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

Services

Mains water and electricity, oil heating are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their

identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.







Floor 0



Floor 1

Approximate total area⁽¹⁾
2326 ft²
Reduced headroom
13 ft²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

