

Spinney Hill
Melbourne Derby

ashley adams

Spinney Hill
Melbourne Derby DE73 8LX

for sale
£725,000







Property Description

Entrance Hallway

Accessed via a front timber panelled half glazed entrance door with attached side panel leading to a spacious galleried entrance hallway having a double glazed window to the front elevation adjacent to the front door, coving to the ceiling, open spindle carpeted galleried staircase off to the first floor, contemporary chrome central heating radiator, feature Amtico flooring, panelled door off to: -

Cloaks/Wc

Having a modern two piece white suite comprising wash hand basin with chrome mixer tap over fitted to vanity shelf with concealed plumbing, low level wc also with concealed plumbing, fitted mirror back and concealed lighting over the sink, contemporary chrome central heating radiator, Amtico flooring continuing through from the entrance hallway, chrome extractor fan.

Lounge

Accessed via double opening bifold doors from the entrance hallway the lounge has a beautiful feature exposed brick inglenook fireplace with oak beam incorporating open fire with quarry tiled hearth and oak mantle, inset lighting to the fireplace, coving to the ceiling, two central heating radiators, carpeted flooring, double glazed walk in bay window to the front elevation, two steps down from the hallway with open spindle balustrade and two further steps up to a spacious: -

Dining Room

Having double glazed double opening French doors with matching attached double glazed side panels giving aspect and access to the rear garden, central heating radiator, carpeted flooring, coving to the ceiling, arch openings to the lounge with spindle balustrade, double opening panelled doors to: -

Dining Kitchen

The spacious dining kitchen has been professionally designed and fitted to a high specification having granite work surfaces with matching upstands and window sill, a range of units to base, eye level and full height, a range of integrated appliances comprising two wine coolers symmetrically placed to the island having drawers in-between and further storage with granite work surface over the island bar as well, Siemens eye level electric fan assisted combination oven, NEFF combi oven, induction hob and extractor fan over, glazed splashback to the cooking area, ceramic tiled splashback, integrated dishwasher, an arrangement of matching units encompassing the Siemens American style full height separate fridge and full height separate freezer, Amtico continuing through from the entrance hallway, double glazed window.

Dining Area

Having double glazed double opening French doors with matching side panels giving stunning aspect and access to the rear garden, inset spotlights to the ceiling, contemporary chrome central heating radiator, useful understairs store, panelled door leads to: -

Utility Room

Having a range of matching base and eye level units matching the kitchen with laminated work surface over with matching upstands, full height cupboard shelved out for shoe storage and ironing board storage, Amitico flooring continuing through, single drainer stainless steel sink unit with brushed chrome mixer tap over, plumbing and space for automatic washing machine, space for clothes dryer, inset spotlights to the ceiling, central heating radiator, Ideal boiler providing domestic hot water and central heating, half opaque glazed panelled door giving access to the rear garden with attached double glazed window.

Study/Ground Floor Bedroom

Accessed off the entrance hallway via a wood panelled door having carpeted flooring, central heating radiator, coving to the ceiling, double glazed walk in bay window to the front elevation.

First Floor Landing

A beautiful galleried landing with open spindle balustrade, seating/reading area to the top of the landing with potential to create an extra bedroom, central heating radiator, double glazed window to the front elevation with far reaching views over open countryside, loft access, panelled door leading to airing cupboard housing the pressurised hot water cylinder having shelving for ease of storage.

Master Bedroom

Having three double glazed windows to the front elevation with the far reaching views over open countryside, central heating radiator, carpeted flooring, inset spotlights to the ceiling, panelled door off to: -

Walk In Dressing Room

Having inset spotlights to the ceiling, clothes

storage system incorporating hanging rails and shelving, further door off to: -

Ensuite Shower Room

Having been refitted to a high standard with double width glazed shower cubicle with rain head, flush fitted tap and glazed shower screen, wash hand basin with mixer tap over fitted to vanity unit with storage beneath extending over to provide vanity shelf, concealed plumbing wc, ceramic tiled walls and flooring, inset spotlights to the ceiling, double glazed opaque window to the rear elevation, chrome wall mounted heated towel rail.

Bedroom Two

Having a full wall range of fitted wardrobes incorporating hanging rails and shelving, double glazed window to the rear giving aspect over the garden, double panelled central heating radiator, carpeted flooring, panelled door off to: -

Ensuite Shower Room

Having a glazed shower cubicle with mains chrome shower over, pedestal wash hand basin with chrome mixer tap over, low level wc, mosaic tiled flooring, wall mounted chrome heated towel rail, double glazed opaque window to the rear elevation, inset spotlights to the ceiling, extractor fan to the ceiling.

Bedroom Three

Having double glazed window to the front elevation, central heating radiator, carpeted flooring, a range of high quality full height fitted wardrobes with hanging rails and shelving.

Bedroom Four

Having double glazed window to the rear elevation giving aspect over the garden, carpeted flooring, central heating radiator.

Family Bathroom

Having been refitted with a high quality suite comprising of bath with tiled enclosure with tiled panel to the side and feature tiled wall, side mounted chrome mixer tap, inset spotlights over the bathing area, wall niches with feature lighting, underfloor heating to ceramic tiled flooring, part ceramic tiled walls, corner glazed shower cubicle with mains shower, concealed plumbing wc, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, double glazed opaque window to the rear, inset spotlights to the ceiling, extractor fan to the ceiling, wall mounted chrome heated towel rail.

Outside

The property is situated on a generous corner plot location set well back from the road with a block paved driveway offering off road parking for three vehicles, both sides of the driveway are flanked with gravel borders inset with shrubs and trees, the driveway leads to a double garage with an up and over door, light, power, roof storage with window and half glazed door to the rear garden.

Front storm porch that extends over the garage, outside lighting, EV charging point, wide Indian sandstone path leading down the side of the garage with border inset with a variety of mature shrubs and inset lighting to the border, the Indian sandstone path continues round to a beautiful rear garden.

Rear Garden

A stunning professionally landscaped garden which must be viewed to be fully appreciated. The sandstone paving continues around providing several patio areas around the rear of the property, granite edging, feature pond, rockery area inset with alpines, steps up to a raised shaped lawn flanked with borders, lighting around the circumference of the garden, feature pergola to the corner of the garden which offers covered seating, gravelled feature with box hedging and further paved steps over, further shaped lawns flanked with borders inset with shrubs, to the opposite side there is a further paved path leading to the front driveway.

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.



















Ground Floor



First Floor

Total floor area 217.4 m² (2,340 sq.ft.) approx

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.propertybox.io

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Property Ref: MEL202263 - 0006

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

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The Property Ombudsman

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