



Hope Street
Melbourne Derby



Property Description

A substantial (2835 square ft) four/five bedroom detached family home in highly desirable residential location with stunning far reaching views, off road parking, double garage & private enclosed garden. The property has gas fired central heating system and majority double glazing (where specified). In brief the accommodation comprises to the ground floor:- Entrance hall, cloaks/wc, spacious lounge, study/snug or 5th bedroom, dining room, generous dining kitchen with gas AGA & impressive, vaulted ceiling, utility room, extensive conservatory. To the first floor is the master bedroom suite with dressing room & luxury ensuite shower room, three further double bedrooms, family bathroom & further shower room accessed off the landing. Outside the property is approached via a tarmac shared driveway giving access beyond a timber electric remote controlled drive gate to the enclosure of the property. Beyond the gate is a further tarmac private driveway providing off road parking for several vehicles leading to the detached double garage with remote door. The rear garden is beautifully landscaped with a wealth of features incorporating block paved patio areas beyond the rear of the property and a feature dwarf brick wall which continues around a shaped lawn flanked with borders inset with a variety of mature trees and shrubs. There is also outside security lighting, power points and a tap. There is a decked terrace providing a further seating area and an ornamental garden carp pond.

Entrance Vestibule

Having a front panelled timber entrance door, double glazed window to the front elevation and oak flooring. Door leading to:

Inner Hallway

Having an open spindle staircase to the first floor, window to the front elevation and central heating radiator. Door leading to:

Cloaks/Wc

Fitted with a modern white suite comprising vanity wash hand basin and low level WC. Part ceramic tiled walls and natural stone tiled flooring.

Inner Hallway

Having wall light point and oak flooring. Door leading to:

Lounge

26' 10" x 13' 7" (8.18m x 4.14m)

A beautifully proportioned room having double opening UPVC double glazed French doors with

matching attached side panels to the rear elevation, UPVC double glazed window to a decked area on the side elevation, feature fireplace with a limestone surround, raised slate hearth and open grate fire, three central heating radiators and three wall light points. Timber framed glazed double opening French doors with matching attached side panels leading to the conservatory.

Study/Snug/Bedroom Five

10' 4" max into chimney breast recess x 11' 5" (3.15m max into chimney breast recess x 3.48m)

Having double glazed window to the front elevation, ornamental fireplace with a painted slate surround, a tiled hearth and central heating radiator.

Dining Room

17' 8" x 13' 10" (5.38m x 4.22m)

Having double glazed window to the front elevation, cast iron open grate fireplace with a slate hearth, central heating radiator, two wall light points and oak flooring. Double opening timber framed glazed doors leading to the conservatory.

Dining Kitchen

25' 4" x 11' 10" (7.72m x 3.61m)

A spacious dining kitchen fitted with a range of matching wall and base units with feature granite work surfaces and matching up-stands, inset 1 and 1/4 bowl stainless steel sink unit with a drainer and chrome mixer tap, double oven AGA, eye level Bosch electric fan assisted oven and grill, five burner gas hob, feature mosaic tiling to the cooking area, integrated dishwasher, free-standing Samsung American style fridge/freezer, free-standing Baumatic wine cooler, inset spotlights to the ceiling, feature vaulted ceiling with two inset, remote controlled/rain sensitive Velux double glazed sky-light window to the rear elevation, UPVC double glazed windows to the side and rear elevation, door leading to a storage cupboard with ceramic tiled flooring and houses the Worcester boiler (new with warranty). Stable door leading to the front of the property, door leading to the conservatory and door leading to:

Utility Room

13' 5" x 5' 2" (4.09m x 1.57m)

Fitted with a range of units to match the kitchen with laminated work surfaces over, single drainer stainless steel sink unit with a chrome mixer tap over, free-standing washing machine, condensing dryer, clothes dryer to the ceiling, extractor fan,

inset spotlights to the ceiling, ceramic tiled flooring, two double glazed windows to the front elevation, stable door to the side elevation leading to the front of the property.

Conservatory

26' 8" x 12' 3" (8.13m x 3.73m)

Being of UPVC double glazed and dwarf brick wall construction with a sloping polycarbonate roof. Having double opening French doors to the rear elevation leading to the garden, three central heating radiators, two wall light points and ceramic tiled flooring. Double opening French doors leading to the lounge and dining room.

L-Shaped Landing

Having an open spindle balustrade, two double glazed windows to the side elevation and two central heating radiators.

Master Bedroom Suite

26' 8" x 13' 6" max overall measurement (8.13m x 4.11m max overall measurement)

max overall measurement including dressing room and en-suite

Having dual aspect UPVC double glazed windows to the side (giving aspect over the garden) and rear elevation (giving far reaching views over open countryside, which must be viewed to be fully appreciated) and two central heating radiators.

Dressing Room

Fitted with a range of clothes storage systems incorporating hanging rails, drawers and basket racking. Inset spotlights to the ceiling and access via drop down ladders to two fully boarded lofts with ample storage and lighting.

En-Suite

Fitted with a glazed corner power shower cubicle with mains chrome shower, vanity wash hand basin and low level WC. Ceramic tiled walls and flooring, chrome wall mounted heated towel rail, inset spotlights and extractor fan to the ceiling.

Bedroom Two

14' 10" max into chimney breast recess x 14' 5" (4.52m max into chimney breast recess x 4.39m)

Having UPVC double glazed window to the rear elevation giving aspect over the garden and open views, central heating radiator and a range of fitted pine wardrobes, drawers and open shelving.

Bedroom Three

10' 7" x 11' 1" (3.23m x 3.38m)

Having double glazed window to the front elevation, central heating radiator and a sliding double door fronted fitted wardrobe with hanging rails and shelving,

Bedroom Four

11' x 9' 4" (3.35m x 2.84m)

Having UPVC double glazed window to the rear elevation giving aspect over the garden and countryside, central heating radiator.

Family Bathroom

Fitted with a three piece white suite comprising a P-shaped panelled bath with a bath/shower mixer attachment and a glazed shower screen, pedestal wash hand basin with chrome mixer tap over and low level WC. Ceramic tiled walls and flooring, wall mounted chrome heated towel rail, built-in airing cupboard housing the hot water cylinder, inset spotlights to the ceiling and double glazed opaque window to the side elevation.

Shower Room

Fitted with a two piece white suite comprising a corner glazed shower cubicle with a mains chrome power shower and a vanity wash hand basin with a chrome mixer tap, Ceramic tiled walls and flooring, inset spotlights to the ceiling and opaque double glazed window to the front elevation.

Outside

The property is approached via a tarmac shared driveway giving access beyond a timber sliding electric remote controlled drive gate to the enclosure of the property. Beyond the gate is a further tarmac private driveway providing off road parking for several vehicles leading to the detached double garage. The rear garden is beautifully landscaped with a wealth of features incorporating feature block paved patio areas beyond the rear of the property and a feature dwarf brick wall which continues around a shaped lawn flanked with borders inset with a variety of mature trees and shrubs. Outside lighting, outside power points and outside tap. There is a decked terrace providing a further seating area and an ornamental garden pond.

Detached Garage

A detached brick pitched roof garage with an electric remote up and over door, light, power, and a side access door. The loft has been converted into an exercise or childrens playroom with windows, heating, lighting with views over the countryside.

Agent Note

All the furniture in the property is available for sale to any prospective purchasers.









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.focalagent.com

To view this property please contact Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
 DERBY DE73 8DS

Property Ref: MEL205666 - 0014

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

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