



Hall Lane
Willington Derby



Property Description

Entrance Hallway

Accessed via a front composite entrance door with inset double glazed opaque panel leading to spacious entrance hallway having oak flooring, cast iron contemporary central heating radiator, carpeted staircase off to the first floor, door off to: -

Lounge

Having the continuing oak flooring from the entrance hallway, UPVC double glazed window to the front elevation, triple bifold doors to the side giving aspect and access over the garden, two cast iron contemporary central heating radiators, UPVC double glazed window to the side giving outlook over the garden, door off to: -

Dining Room/Family Room

This L shaped open plan space off the kitchen comprises of a seating area/family room having triple bifold doors onto the rear garden, two UPVC double glazed roof light windows, oak flooring continuing through, the dining area having a contemporary cast iron central heating radiator, UPVC double glazed window to the front elevation, inset spotlights to the ceiling throughout the open plan room, the room wraps around to the kitchen area.

Kitchen

A professionally fitted and designed hand painted kitchen having matching base, wall and full height units with quartz surfaces over with matching upstands, a particular feature is the large centre island providing breakfast seating, incorporating a wine cooler, pan drawers, etc., with feature lighting over, integrated appliances comprising NEFF eye level electric fan assisted oven, microwave, fridge freezer, dishwasher, NEFF induction hob with double width extractor hood over, quartz splashback to the cooking area, inset enamel sink unit with extendable brass effect mixer tap over, further contemporary cast iron central heating radiator, integrated bin fitted to base unit, door to a beautiful walk in pantry having matching base units with the quartz worksurfaces and matching upstands, drawers, open shelving, light and power, oak flooring continuing through, a further door off to: -

Utility Room/Boot Room

A spacious room with matching base units to match the kitchen having matching quartz worksurfaces over and matching upstands, plumbing and space for automatic washing machine and dryer, wall

mounted Valliant boiler proving domestic hot water and central heating, decorative ceramic tiled flooring, UPVC double glazed window to the front elevation, door to the side giving access to the garage, cast iron contemporary central heating radiator, composite door to the rear courtyard, inset spotlights to the ceiling, door off to: -

Cloaks/Wc

Having a modern two piece white suite comprising low level wc, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, ceramic tiled splashback, flooring continuing through from boot room/utility room, chrome wall mounted heated towel rail, UPVC double glazed window to the rear elevation.

First Floor Landing

Having open spindle balustrade, stairs off to the second floor, carpeted flooring, central heating radiator, door giving access to a generous airing cupboard housing the pressurised hot water cylinder and storage space.

Master Bedroom Suite

Bedroom Area - The spacious bedroom area has a UPVC double glazed window to the front elevation, two rooflight windows to the rear, two central heating radiators, carpeted flooring, inset spotlights to the ceiling.

Dressing Room - Having UPVC double glazed window to the front elevation, central heating radiator, inset spotlights to the ceiling, carpeted flooring, loft access.

Ensuite Shower Room - Having double width glazed shower cubicle with mains chrome shower, rain head over and separate shower attachment, fully tiled to the cubicle, feature granite sink fitted to vanity unit with storage beneath and chrome mixer tap over, low level wc, part ceramic tiled walls, ceramic tiled flooring, wall mounted chrome heated towel rail, UPVC double glazed Velux rooflight window to the rear, inset spotlights to the ceiling, extractor fan to the ceiling, under floor heating option as well as the radiator.

Bedroom Two

Having UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring, dressing room having light and power.

Ensuite Shower Room

A very generous room having a three piece white suite comprising corner glazed shower cubicle with

mains chrome shower, fully tiled to the cubicle, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level wc, feature ceramic tiled flooring, UPVC double glazed opaque window to the side elevation, central heating radiator or under floor heating option, inset spotlights to the ceiling, extractor fan to the ceiling.

Bedroom Three

Another generous double bedroom having UPVC double glazed window to the rear elevation giving aspect over the garden, central heating radiator, carpeted flooring, door to dressing room area/walk in wardrobe having carpeted flooring, light and power.

Ensuite Shower Room

Having a three piece white suite comprising corner glazed shower cubicle with mains chrome shower, fully tiled to the cubicle, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level wc, feature ceramic tiled flooring, UPVC double glazed opaque window to the rear elevation, central heating radiator or under floor heating option, inset spotlights to the ceiling, extractor fan to the ceiling.

Bedroom Four

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

Study/Nursery/Craft Room

Having UPVC double glazed window to the rear elevation, carpeted flooring, inset spotlights to the ceiling, central heating radiator.

Family Bathroom

Having three piece white suite comprising panel bath with side mounted bath shower chrome mixer tap, low level wc, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, part ceramic tiled walls, feature mosaic tiled flooring, wall mounted chrome heated towel rail or under floor heating option, inset spotlights to the ceiling, extractor fan to the ceiling, UPVC double glazed opaque window to the front elevation.

Second Floor Landing

Having open spindle balustrade, carpeted flooring, central heating radiator, UPVC double glazed rooflight window, inset spotlights to the ceiling.

Bedroom Five

A generous double bedroom having three double glazed Velux rooflight windows with fitted window blinds, two to the rear and one to the front elevations, central heating radiator, carpeted flooring, inset spotlights to the ceiling.

Bedroom Six

Another generous double bedroom having four

double glazed Velux rooflight windows with fitted window blinds, two to the front and two to the rear elevations, carpeted flooring, central heating radiator, inset spotlights to the ceiling.

Bathroom

A stunning and particularly generous second floor bathroom having a free standing bath with floor mounted feature mixer tap with separate shower attachment, double width glazed shower cubicle with rain head and separate shower attachment and fully tiled to the cubicle, circular enamel sink fitted to vanity unit with storage beneath and mixer tap over, low level wc, part ceramic tiled walls and feature oversized tiled flooring, two Velux double glazed rooflight windows to the front and rear, inset spotlights and extractor fan to the ceiling, under floor heating or central heating radiator option.

Outside

The property is set well back from the road with lawned front garden, chain edged boundary marked out from the road, York stone paved paths around the front of the property, covered storm porch, security lighting, further lighting all around the property. To the side is a further lawned area, the paved path continues around the side of the property, tarmac private road running down which the property has a right of way over to access the two car parking spaces, block paved driveway providing side by side parking for two vehicles, a gravelled area which could potentially provide parking for a smaller vehicle if required, access to the:-

Double Garage

Having up and over doors, light and power, UPVC double glazed window to the front, EV charging point to the front of the garage.

Rear Garden

Being particularly private having fenced and feature wall boundaries, vista of trees beyond the boundary giving a high degree of privacy, York stone patio running along the side of the property access directly from the bifold doors in the kitchen and dining area, outside power sockets, shaped lawns.

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.

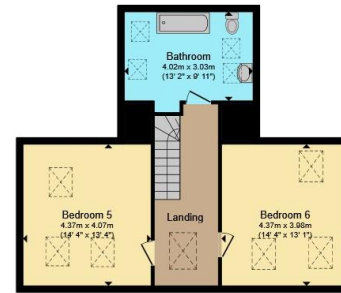








Ground Floor



Second Floor



First Floor

Total floor area 323.3 m² (3,480 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: MEL206074 - 0004

Tenure:Freehold EPC Rating: Awaited Council Tax Band: G

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