



Slade Farm Rose Lane
Ticknall Derby



Property Description

Entrance Hallway

Accessed via front timber panelled entrance door leading to an L shaped entrance hallway with terracotta tiled flooring, louvered doors giving access to a linen cupboard that also houses the gas boiler providing domestic hot water and central heating, roof light window, central heating radiator with timber shelf over, inset spotlights to the ceiling, panelled door leading to: -

Cloaks/Wc

Having a two piece white suite comprising of a low level wc with concealed plumbing with vanity shelf over, circular enamel sink with chrome mixer tap over fitted to a vanity unit with storage beneath, ceramic tiled splashbacks, extractor fan, double glazed opaque window to the front elevation, central heating radiator, vinyl flooring.

Living Room

A spacious living room with a feature fireplace incorporating a cast iron wood burner effect gas fire on a quarry tiled hearth with a feature brick faced arch over the fireplace, beams to the ceiling, double glazed windows to the side elevation, single glazed window overlooking the conservatory, double opening French doors into the conservatory, central heating radiator, four wall light points, carpeted flooring, fitted oak shelving to the chimney breast recess.

Conservatory

A gorgeous conservatory of timber hardwood framed double glazed full height panelled windows and a dwarf brick wall, pitched triple glazed ceiling with a fan light, oak flooring, stone and brick feature wall, bifold doors to the side giving access and aspect over the glorious garden to the rear, ample power sockets in the conservatory.

Utility Room

Accessed via the entrance hallway is a spacious utility room with a range of matching wall and base units with laminated work surfaces over, single drainer stainless sink unit with chrome mixer tap over, a plumbed in Miele automatic washing machine and Bosch drier both included in the sale, integrated freezer and full height utility cupboard,

ceramic tiled flooring, timber half double glazed door giving access to the rear garden, double glazed windows overlooking the rear garden.

Dining Kitchen

Having terracotta tiled flooring, a range of matching base and wall units, further full height units, one of them houses a full height integrated fridge, the other unit has integrated drawers, a pullout unit used as a utility cupboard with power sockets for other appliances, single drainer one and a quarter bowl stainless steel sink unit with chrome mixer tap over, integrated dishwasher, eye level Neff electric fan assisted oven and grill, four burner ceramic hob and stainless steel extractor hood over, ceramic tiled splashbacks.

Dining Area - having a central heating radiator, double glazed timber framed windows to the front elevation, feature beam to the ceiling, inset spotlights to the ceiling, double opening half opaque double glazed doors leading back into the entrance hallway, a further timber framed opaque glazed door giving access to an inner hallway.

Inner Hallway

Having coving to the ceiling, central heating radiator with timber shelf over, pulldown ladder giving access to a really good sized loft going the full length of the property with light and power, subject to the correct planning permissions/building regulations approval could be converted, two double glazed windows to the front elevation, carpeted flooring giving access to the bedrooms.

Master Bedroom

Having an extensive range of fitted bedroom furniture, two triple door fronted wardrobes giving access to an ensuite shower room, centre drawers, further bedside drawers, double glazed windows to the side and rear elevations, carpeted flooring, central heating radiator, coving to the ceiling.

Ensuite

The ensuite shower room with a double width glazed shower cubicle with a Mira electric shower with PVC panelled walls to the shower area for ease of maintenance, inset

spotlights and extractor fan to the ceiling, wash hand basin with chrome mixer tap over fitted to a vanity unit with storage beneath, fitted mirror over the sink, low level wc with concealed plumbing with vanity shelf over, shelving over the sink area, part coving to the ceiling area, wall mounted heated towel rail and ceramic tiled flooring.

Bedroom Two

Another good-sized double bedroom with triple door fronted fitted wardrobes, coving to the ceiling, carpeted flooring, central heating radiator with shelf over, double glazed window giving beautiful aspect over the rear garden.

Bedroom Three

A double room with a range of fitted furniture, has been used as an office but the furniture could be incorporated into bedroom furniture being high quality oak consisting of full height wardrobes, bedside drawers, curved desk with drawers beneath could be used as a dressing table/vanity, a range of oak wall units, double glazed windows to the rear elevation giving aspect over the garden, carpeted flooring, central heating radiator, beams to the ceiling, inset spotlights to the ceiling.

Family Bathroom

High quality refitted four piece suite consisting of a corner oak panelled bath with waterfall chrome mixer tap and separate shower attachment, granite vanity shelf over the side of the bath and fitted mirror back, wash hand basin with chrome mixer tap over fitted to an oak vanity unit with granite surface and fitted mirror back to the sink area, low level wc fitted to an oak unit concealing the plumbing with a double door fronted vanity cabinet, double width glazed shower cubicle with a chrome plush fitted mains shower over, inset spotlights and extractor fan to the ceiling, PVC panelled walls to the shower area for ease of maintenance, fully tiled walls to the rest of the bathroom, ceramic tiled flooring, wall mounted chrome heated towel rail, underfloor heating, double glazed opaque window to the rear of the property.

Outside - Front

The front of the property is approached via a tarmac courtyard access shared with neighbouring barn conversions, parking to the front of the barn, gravelled border, lantern lights to the front, double wrought iron electric gates giving access to a covered carport with

outside tap, lighting and the electric meter, security lighting, power points and then the carport leads through to a large gravelled driveway providing off road parking and turning for several vehicles leading to a brick double garage with electric remote twin up and over doors, having a pitched roof, generous sized garage with windows to the rear and side elevations, power sockets, lighting, roof storage, fitted units with work surfaces over. This area has potential for extension to the existing property subject to the planning permission.

Outside - Side

The area to the side of the garage has an attached greenhouse with a vegetable and soft fruit planting area flanked with trees with a paved path which leads to the rear of the garage with further lighting, a brick built open store, breezeblock composting area and a gravelled path that leads all the way around the side of the garage to a space ideal for potting plants, etc. this area of garden has a stone boundary wall. Coming back round the side of the property is a paved patio area, shaped lawn flanked with borders inset with a variety of mature trees and shrubs, a decked terrace seating area, a further paved path leading to an archway where the path continues to the side of the conservatory and round into the rear garden.

Outside - Rear

The private rear south facing garden is absolutely stunning with shaped lawns flanked with mature borders inset with flowering shrubs and trees, the stone walling continues all the way around the garden creating the boundary, a stone paved pathway leads all the way around the rear of the conservatory and steps up to create a large stone paved patio at the rear of the barn conversion, at the end of the garden is a further stone paved patio flanked with flowering shrubs and gravelled area, a seating area beneath an evergreen tree with further trees around the back border, outside security lighting around the back of the property.









Total floor area 188.6 m² (2,030 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



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: MEL205846 - 0010

Tenure:Freehold EPC Rating: Awaited

check out more properties at ashleyadams.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05

See all our properties at www.ashleyadams.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MEL205846 - 0010