



Alma Street
Melbourne Derby



Entrance Hallway

Accessed via a front panelled timber entrance door with double glazed opaque fanlight over having feature oak flooring, open staircase off to the first floor, oak door giving access to: -

Front Sitting Room

A beautifully proportioned room having UPVC double glazed casement replica sash window to the front elevation with fitted window shutters, carpeted flooring, walls finished with dado, two wall mounted picture lights, central heating radiator, feature fireplace incorporating cast iron log burning stove sitting on a raised slate tiled hearth with decorative painted surround, oak framed and glazed door giving access to the kitchen.

Dining Room

Accessed via an oak door off the entrance hallway is another beautifully proportioned room having UPVC double glazed casement replica sash window to the front elevation with fitted window blinds, ceramic oak effect herringbone tiled flooring, ornamental opening to the chimney breast with oak mantal shelf over, deep skirting boards, walls finished with dado, anthracite contemporary vertical central heating radiator, feature fitted corner seat cleverly incorporating the electric meter and fuse board, opening to: -

Kitchen

Refitted to a high specification having one wall fitted with full height units incorporating two eye level 'hide and slide' NEFF electric fan assisted ovens, combi NEFF microwave/oven with plate warmer beneath, integrated double door fronted larder/utility cupboard housing glazed shelving, work surface, power/charging points, recess for housing television, soft close drawers, large feature island having inset under unit fridge, under unit freezer, wine cooler, soft close pan drawers, induction hob with flush fitting extractor fan over, one piece quartz work surface over also providing breakfast seating, further storage cupboards beneath the island, corner unit incorporating

sink with brush chrome mixer tap over, integrated dishwasher, further granite work surface area, double glazed triple bi-fold doors with inset blinds giving access to the rear garden, ceramic oak effect herringbone tiled flooring continues through from the dining room, underfloor heating, anthracite contemporary vertical central heating radiator, part exposed brick to the walls a particular feature adding character, inset spotlights to the ceiling, oak door to: -

Utility Room

Having a range of base units and a full height utility cupboard, oak block work surfaces over the base units, plumbing and extra depth cupboard space for an integrated automatic washing machine and dryer, Belfast enamel sink unit with chrome mixer tap over, UPVC double glazed window to the rear elevation with fitted window shutters, the ceramic tiled herringbone flooring continues through from the kitchen, central heating radiator, a further oak door to: -

Cloaks/Wc

Beautifully decorated with the ceramic tiled herringbone flooring continuing through from the utility room, low level wc, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, ceramic tiled splashback, brass effect wall mounted heated towel rail, walls finished with dado, part panelled walls, UPVC double glazed window to the rear elevation.

Cellar

Accessed via an oak door from the dining room providing useful storage with light.

First Floor Landing

The 'T' shaped passage landing having carpeted flooring, central heating radiator, oak door fronted shelved linen cupboard, UPVC double glazed casement replica sash window to the front elevation with fitted window shutters, stairs off to the second floor.

Bedroom One/Master Bedroom

Having UPVC double glazed casement replica sash window to the front elevation with fitted window shutters, central heating radiator, walls finished with dado, panelled door off to: -

Ensuite Shower Room

A luxurious shower room having a double width glazed shower cubicle with mains shower and separate rain head shower attachment, fully ceramic tiled to the shower cubicle, wash hand basin fitted to vanity with storage beneath and flush fitted mixer tap over, wc with concealed plumbing, part ceramic tiled walls, ceramic tiled floor, inset spotlights to the ceiling.

Bedroom Two

Having UPVC double glazed window to the rear elevation with fitted window shutters, central heating radiator, carpeted flooring.

Bedroom Three

Another beautifully presented room currently fitted as a dressing room having a wide range of fitted wardrobes, vanity unit with drawers and open shelving, carpeted flooring, UPVC double glazed casement replica sash window to the front elevation with fitted window shutters, central heating radiator.

Family Bathroom

This luxury bathroom comprising ball and claw foot free standing slipper bath with side mounted chrome period style mixer tap with separate shower attachment, twin wash hand basin fitted to marble work surface having period style hot and cold taps with vanity storage beneath, high level wc, double width glazed walk-in shower cubicle with separate rain head shower attachment, fully tiled to the shower cubicle, part panelled walls, UPVC double glazed opaque window to the rear elevation with window shutters, inset spotlights to the ceiling, ceramic tiled flooring, airing cupboard housing the Ideal boiler providing domestic hot water and central heating, period style radiator and towel rail.

Second Floor Landing

To the top of the stairs is a double panelled door fronted wardrobe with hanging rail.

Bedroom Four

Double glazed Velux roof light window with fitted window blind, central heating radiator, carpeted flooring, access to eves storage.

Bedroom Five

Double glazed Velux roof light window with fitted window blind, central heating radiator, carpeted flooring, three double door fronted wardrobes with hanging rails, access to eves storage.

Outside

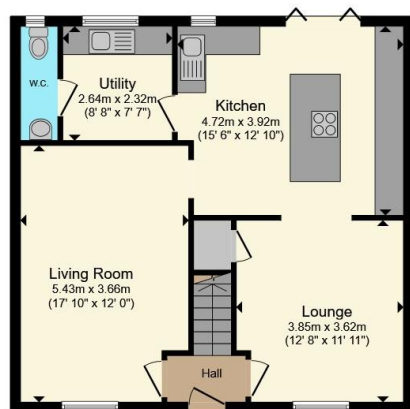
The property is set back from the road with a front brick boundary wall with double brick pillared entrance to a black and white tiled chequered pathway with stone steps leading to the feature front door area, low maintenance gravelled borders flanked with brick dwarf retaining walls.

The rear garden is well landscaped designed for ease of maintenance and beautifully presented having feature Scandinavian style redwood cedar boundary fencing, porcelain tiled patio area to the rear of the garden, an area of artificial lawn, raised brick border incorporating shrubs and providing seating, outside tap, outside lighting, a further raised border to the side, gate to the rear of the garden giving access to the parking space.





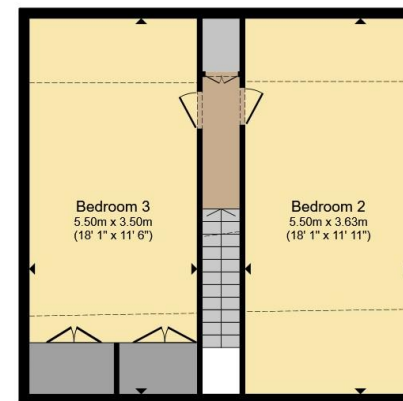




Ground Floor



First Floor



Second Floor

Total floor area 192.6 m² (2,073 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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Tenure:Freehold EPC Rating: Awaited

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