



Castle Street
Melbourne Derby



Property Description

No upward chain! A stunning, substantial (2077sq ft approx) extended and modernised three storey four bedroom family home with large private garden, off road parking for several properties and double garage with remote roller shutter door. The property has a wealth of original features combined with a contemporary twist providing modernised tastefully accommodation throughout with a gas fired central heating system, Georgian sash windows to front and majority double glazing where specified. In brief the accommodation comprises, to the ground floor: - Entrance hall, cloaks/utility, cellar, front sitting room, large open plan living dining and kitchen areas to the rear with part glazed roof and stunning bi-folds onto the rear garden. To the first floor are three generous double bedrooms and luxury family bathroom. To the second floor is a further generous double bedroom with adjacent re-fitted shower room off the second floor landing. Outside the property has vehicular access via double gates on Castle st to its private sturdy double timber remote gates leading to private driveway which leads up the extensive garden to a generous double brick pitched roof garage with light, power and electric remote roller shutter door. The rear garden is stunning, private and generous with lawns, well stocked shrub borders, paved patio areas and a soft fruit tree area to the very end of the garden. Located in the very heart of Melbourne village this is a rare opportunity!

Reception Vestibule

Accessed via a front timber panelled entrance door with original fan light over having part panelled walls, terrazzo tiled flooring, wall mounted cupboard housing gas and electric meters, motion activated sensor inset spotlights to the ceiling, contemporary timber framed and glazed door giving access to the: -

Entrance Hallway

Having a feature exposed stone wall giving character, stone hatch to a well, double door fronted cloaks and shoe cupboard, terrazzo tiled flooring continues through, deep skirting boards, feature ceiling lighting, contemporary vertical central heating radiator, open spindle carpeted staircase off to the first floor, a timber bolted and panelled door to the: -

Cellar

Dog leg stairs going down to the cellar having shelved storage areas, lights.

Utility Room/Cloak Room

Accessed via a concealed door off the entrance hallway having plumbing and space for automatic washing machine, full height utility cupboard, matching base and wall units, laminated work surfaces, single drainer stainless steel sink unit with chrome mixer tap over, wall mounted heated towel rail, laminate flooring, low level wc with concealed plumbing, double glazed opaque window to the side elevation.

Living/Kitchen/Dining Areas

Accessed from the entrance hallway via a contemporary timber framed and glazed door, being a particularly impressive feature of the property forming part of an extension completed a few years ago all with under floor heating.

A gorgeous open plan space with sloping, coated aluminium, double glazed roof over part of the room, large double glazed, aluminium coated five panel bi-fold doors which open fully from the seating area and give access and stunning aspect over the extensive rear garden, another feature to this room is the contemporary polished concrete industrial style flooring, fitted hardwood surface area ideal use as a desk or further breakfast seating with fitted shelves over, inset spotlights to the ceiling, flush fitted open fire for logs, floating cedarwood shelving to either side of the chimney breast recess, exposed stone wall to the dining area.

The kitchen is fitted with a range of high specification matching base and wall units with marble work surfaces over, inset stainless steel sink unit with chrome mixer tap over, integrated fridge freezer, integrated dishwasher, eye level electric fan assisted oven and grill and a further oven, wine cooler, NEFF electric induction hob fitted to the island which also provides breakfast seating, the island has storage beneath and a contemporary flush fitted highly efficient extractor fan fitted to the ceiling, inset spotlights, the polished concrete flooring continues through from the living and dining areas.

Sitting Room

Accessed off the entrance hallway via a panelled door into a gorgeous lounge/sitting room with a Georgian twist, having Georgian sash windows to the front elevation with fitted window shutters, cast iron period style radiator, deep skirting boards, walls finished with picture rail, feature fireplace incorporating a beautiful ornamental cast iron period fire, four wall light points, oak effect laminate flooring.

First Floor Landing

Passage landing with carpeted flooring, open spindle dog leg staircase continuing off to the second floor, double glazed opaque window to the side elevation with fitted window shutter, inset spotlights to the ceiling, double door fronted shelved out airing cupboard housing the pressurised hot water cylinder which provides domestic hot water and central heating, loft hatch.

Master Bedroom

A very well proportioned bedroom having Georgian sash window to the front elevation, period style cast iron radiator, feature stone and brick exposed wall to one side adding more character, two wall light points, well designed double door fronted wardrobes with inset lighting incorporating hanging rails and shelving, carpeted flooring, USB plug sockets.

Bedroom Two

Having aluminium coated double glazed window with fitted window blind to the rear elevation, original open grate fireplace to the chimney breast, period style cast iron radiator, carpeted flooring, double door fronted fitted wardrobe.

Bedroom Three

Having aluminium coated double glazed window with fitted window blind to the rear giving stunning aspect over the rear garden, period cast iron radiator, carpeted flooring.

Family Bathroom

An absolutely stunning, luxury, generous sized bathroom having a contemporary four piece suite comprising of a double depth glazed walk in shower cubicle with chrome mains shower, glazed shower screen, extractor fan and spotlight over, panelling around the shower cubicle for ease and maintenance, double width contemporary sink with flush fitted chrome mixer tap over, circular mirror

light over the sink and shelf beneath, wc with concealed plumbing with plumbing access door and a deep marble shelf over, gorgeous free standing bath with side mounted taps and pull out shower attachment, aluminium coated double glazed window with fitted window shutters to the rear giving aspect over the garden, period style cast iron radiator, marble effect tiled flooring, inset spotlights to the ceiling, wall mounted chrome heated towel rail, under floor heating.

Second Floor

Having single glazed window to the side elevation, panelled door to: -

Bedroom Four

Having Georgian sash window to the front elevation with far reaching views over the roof tops, period style cast iron radiator, carpeted flooring, open grate ornamental period fireplace, loft access.

Shower Room

Refitted modern shower room with one and quarter depth walk in shower with mains chrome shower, floating wash hand basin with chrome mixer tap over, wc with concealed plumbing, door giving access to eaves storage, window to the side elevation, double glazed roof light window, laminate flooring, wall mounted chrome heated towel rail, inset spotlights to the ceiling.

Outside

A particular feature of this property is the gorgeous garden. Double gates give access to a courtyard area and further electric remote control timber gates give private access into the property's own private driveway being gravelled edged with timber sleepers, to one side is a variety of climbing shrubs giving a lovely, softened border to the driveway. The driveway leads all the way up the garden to a large, gravelled parking area for several vehicles, which could be extended further subject to buyers' requirements, brick built, pitched and tiled roof double garage with electric remote control roller shutter doors, light and power, with roof storage. To the end of the garden is a further lawned area edged with stone walls, could be extended to provide further parking if required. A variety of fruit trees including cherry, apple, pear and plum and a grape vine growing over a timber constructed pergola with paved patio beneath which provides a peaceful seating area, the lawn area is flanked with a variety of mature trees and shrubs, immediately beyond the rear of the property is a further paved patio area with the polished concrete flooring continuing through from the kitchen, dining, seating area blending beautifully the inside to the out, lighting to the outside of the property.







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Property Ref: MEL204659 - 0001

Tenure:Freehold EPC Rating: C Council Tax Band: C

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