



Clements Gate  
Diseworth Derby





## Property Description

A stunning, much extended and fully refurbished 4/5 bedroom detached family home with off road parking for 4 vehicles, double garage and extensive beautifully landscaped enclosed rear garden. The property is finished to a high specification throughout with bespoke fitted kitchen with Bosch appliances, bespoke fitted master bedroom suite with generous fitted dressing room and luxury ensuite, oak internal doors, rain sensor Velux roof lights and quality floor coverings throughout. The property has a gas fired central heating system and double glazing and briefly comprises, to the ground floor:- Oak framed entrance porch, entrance hall, cloaks/wc, shower room/utility room, study/bedroom 5, dining room, living room with log burning stove, stunning open plan living kitchen with full width doors opening to garden and large roof lantern. To the first floor is the master bedroom suite with bespoke fitted furniture, spacious dressing room and luxury ensuite, guest bedroom with ensuite, 2 further double bedrooms and family bathroom. Outside, to the front of the property is a block paved driveway, double garage with remote doors light & power. A side gated path provides privacy and access to the south facing rear garden. A particular feature of the property is the beautifully landscaped, generous and private rear garden with large stone paved patio, shaped lawn flanked with borders incorporating a variety of mature trees and shrubs, oak framed open summer house and timber shed to rear.

### Entrance

Having a front solid oak entrance door leading in to a oak framed and double glazed entrance porch with a double glazed roof light window, travertine flooring, feature split slate tiled wall, wall light point, leading in to:-

### Entrance Hallway

Particularly spacious with the travertine flooring continuing through, oak and glazed Neville Johnson staircase going off to the first floor, contemporary radiator, oak door gives access to a useful walk in understairs store which wraps around and has shelving and coat hanging hooks, light switch, the travertine flooring continues through. The hall receives natural light from a full height double glazed panel to the rear. A further oak door leads to:-

### Cloaks/Wc

Having a two piece white suite comprising low level WC fitted to unit with concealed plumbing, storage beneath and vanity shelf over, wash hand basin fitted to vanity unit with storage beneath, chrome mixer tap over and vanity shelving, ceramic tiled splashback, travertine flooring continuing through, wall mounted heated towel rail, UPVC double glazed opaque window to the side elevation, oak door off the entrance hall leads to:-

### Dining Room 15' 10" x 11' 5" ( 4.83m x 3.48m )

A particular feature of the room is the oak parquet flooring, double opening double glazed French doors to the front giving access to the front driveway, central heating radiator, further UPVC double glazed window to the rear elevation, oak door giving access to:-

### Study/Bedroom Five 13' 7" x 9' ( 4.14m x 2.74m )

Having oak parquet flooring continuing through from the dining room, two UPVC double glazed windows to the front elevation with fitted blinds, central heating radiator, further oak stable door off the dining room giving access to:-

### Utility/Shower Room 13' 9" x 6' 4" ( 4.19m x 1.93m )

Having a range of high gloss matching base and wall units with laminated work surfaces over, space and plumbing for an automatic washing machine, under unit space for a tumble dryer, central heating radiator, ceramic tiled flooring, splashbacks, UPVC double glazed window to the side elevation, half double glazed composite door to the side elevation giving access to the side path and front and rear, double width glazed shower cubicle with an electric shower over - fully tiled to the cubicle.

### Living Kitchen

31' 1" x 14' 11" ( 9.47m x 4.55m )

Plus 15'11 (4.8m) x 8'10 (2.46m)

L Shaped

Stunning open plan extension to the property, giving beautiful views over the rear south facing garden, via three sliding glazed aluminium plated doors totalling 25ft (7.7m) in width gives aspect and access over the rear garden together with a large roof lantern with top opening vent, gives a stunning feel to the kitchen.

The kitchen area is fitted with a full range of hand painted Harvey Jones kitchen with Bosch appliances. Having eye and base level units with granite work surfaces, matching upstands, Rangemaster large range cooker with double width extractor hood over, Fired Earth tiled splashback to the cooking area, Bosch free standing American style fridge freezer fitted into a recess also to be included in the selling price, two large pull out pantry doors either side of the fridge freezer, integrated dishwasher, integrated electric fan assisted oven, third oven and coffee machine, wine cooler fitted to the island also providing breakfast seating, slimline pencil light panels to the side giving views over the church, a range of units continues along beneath the windows to the end of the kitchen.

Dining and seating areas with the roof lantern over and travertine flooring with underfloor heating, inset spotlights to the ceiling, wide opening to:-

### Lounge 15' 11" x 15' 7" ( 4.85m x 4.75m )

Having a walnut floor covering and feature fireplace incorporating cast iron log burning stove with a split slate splashback and a slate hearth, oak mantle beam over, double glazed window to the front elevation, it is also accessed by an oak door off the entrance hall.

**First Floor**

Having a galleried landing with feature oak and glazed balustrade. Having loft access, central heating radiator, UPVC double glazed window to the front elevation.

**Bedroom One** 15' 11" x 15' 2" ( 4.85m x 4.62m )

Fitted with a range of Neville Johnson bespoke high quality fitted furniture comprising wardrobes, drawers, bedside cabinets, headboard and divan bed (excluding mattress). UPVC double glazed window to the front elevation, contemporary radiator, double glazed Velux roof light window. Note: All Velux windows in the property are remote controlled and have auto close rain sensors.  
door leading to:-

**Stunning Dressing Room** 17' x 9' 4" ( 5.18m x 2.84m )

Absolutely stunning dressing room fitted with a full Neville Johnson bespoke designed open wardrobe for clothes storage, incorporating hanging rails and shelving, fitted dressing table and further drawer storage, two UPVC double glazed windows to the front elevation, contemporary radiator, inset spotlights to the ceiling, door giving access to:-

**Luxury Ensuite Shower Room** 16' 7" x 5' ( 5.05m x 1.52m )

Having a double width walk in glazed cubicle with glazed shower screen, chrome mains shower with feature rain head over, alcove for products. The cabinetry is made by Villeroy and Boch, the bathroom fixtures are made by Grohe. Having twin circular enamel sinks fitted to vanity unit with storage beneath and chrome mixer taps over with concealed plumbing, WC, demister mirror light over the vanity unit, feature slate tiled walls and flooring, two Velux roof light double glazed windows, inset spotlights to the ceiling, extractor to the shower cubicle, two high wall mounted Villeroy and Boch bathroom cabinets, contemporary wall mounted heated towel rail.

**Bedroom Two** 15' 11" x 12' ( 4.85m x 3.66m )

Lovely dual aspect room with UPVC double glazed windows to front and rear elevations giving aspect over the garden, central heating radiator, oak door to:-

**Ensuite Shower Room**

Having a Villeroy and Boch double width glazed cubicle with a chrome mains shower over with a rain head separate shower attachment, Villeroy and Boch wash hand basin fitted to vanity unit with storage beneath and mixer tap over, WC all with concealed plumbing, wall mounted chrome heated towel rail, split slate partially tiled walls, slate flooring, UPVC double glazed opaque window to the side elevation, inset spotlights to the ceiling, extractor fan to the shower, fitted electric demister light mirror over the sink.

**Bedroom Three** 11' 11" x 9' 10" ( 3.63m x 3.00m )

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

**Bedroom Four** 11' 11" x 9' 10" ( 3.63m x 3.00m )

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

**Family Bathroom** 11' 9" x 9' 4" ( 3.58m x 2.84m )

Accessed via an oak door, comprising Villeroy and Boch cabinetry and Grohe bathroom fixtures comprising walk in double width shower cubicle with glazed shower screen, chrome Grohe mains shower with rain head, extractor to the shower cubicle, fully tiled to the cubicle, walls and fully tiled to the floor. Having two UPVC double glazed Velux roof light windows, twin ceramic sinks fitted to vanity unit with storage beneath and Grohe chrome mixer taps over, demister electric mirror light fitted over the vanity unit, large contemporary freestanding white bath with rainfall side mounted tap, alcoves for products to both shower and bathing areas, wall mounted chrome heated towel rail, loft access to 75% boarded loft area, pull down loft ladder and light.

**Outside**

**Front**

To the front of the property is a partially shared courtyard and access into its own private block paved driveway to the front providing off road parking for four vehicles leading to an integral double garage, driveway edged with gravel borders inset with a variety of mature shrubs. Having an open oak framed porch to the front door area. Gate to the side with a side paved path, which gives privacy and access to the rear garden.

**Garage** 17' 5" x 17' 4" ( 5.31m x 5.28m )

Overall measurement  
Approached by Hormann electric remote controlled high quality garage doors that have been painted to match the windows to the property. Having ample light and power, four stainless steel downlighters to the front of the property with sensor.

**Plant Room** 7' x 5' 7" ( 2.13m x 1.70m )

Within the garage measurement is a studded out area which houses a plant room, incorporates the pressurised hot water cylinder, floor standing Worcester Bosch boiler providing domestic hot water and central heating, plumbing and space for an automatic washing machine and stackable dryer, half double glazed door to the side path.

**Rear Garden**

A particular feature of the property, being south facing, of very generous size and particularly mature and private. Beyond the rear of the property is a large natural stone paved patio, two split slate edged raised borders with box hedging and steps down to a large shaped lawned area, flanked with borders inset with a variety of mature trees and shrubs. The overhang from the extension is lined with cedar and split slate and has inset spotlights over the patio area. There are also inset spotlights to the split slate raised border walls. Going down the garden is a large range of mature trees and shrubs. To the rear of the garden is a Dunster open summer house which is oak framed and slate paved flooring with further light, power and plug in heat lamp and an outside power socket. Behind this is a good sized timber shed.















**Ground Floor**



**First Floor**

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