



Derby Road
Draycott Derby



Property Description

Traditionally designed and built to the highest standard, this classically styled externally and excellently appointed detached family home offers beautifully presented living accommodation finished to a high specification with energy efficient gas central heating throughout with thermostatically controlled radiators, underfloor heating to the ground floor, double glazed BS Standard UPVC flush casement windows, aluminium Bifold doors, Internal timber doors with brushed steel door furniture and solar panels. The accommodation briefly comprises, to the ground floor:- Entrance hall, cloaks/w.c, living room, stunning living kitchen and utility room. To the first floor are four further double bedrooms, master with en suite shower room and family bathroom. Outside:- To the front of the property is a garden area with double width paved path leading to a front oak storm porch with lighting, further double width paved path along the front and down the side of the property, block paved driveway providing off road parking leading to an integral garage with security lighting, outside tap, light & power. A side gated path provides privacy and access to the rear garden which is majority laid to lawn with a double width paved path around the rear of the property and a patio beyond the bifold doors from the living/dining kitchen. There is an outside power socket and outside lighting, the garden backs directly onto open fields with fencing and hedging boundary and feature ornamental tree.

Entrance Hall

Having front composite front entrance door with matching attached opaque glass panel to spacious entrance hall with feature oak flooring and Coir mat to the front door area, oak spindle fully carpeted staircase to the first floor, useful under stairs storage cupboard housing the hub for the under floor heating controls, oak door to cloaks/WC consisting of 2 piece modern white suite with low level WC and hand wash basin vanity unit with storage below and chrome mixer tap over, ceramic tile splashback and oak flooring continuing from

the entrance hall, inset spotlight to the ceiling, extractor fan.

Living Room

Oak door off entrance hallway to the living room having carpeted flooring and UPVC double glazed window to the front elevation.

Living/Dining Kitchen

A stunning open plan area with seating cooking and dining areas. Kitchen area is fitted with a range of matching base units and full height units, base units have quartz work surfaces over with matching upstands, inset one and quarter stainless steel sink with chrome mixer tap over, integrated appliances comprising of a NEFF electric eye level oven, induction hob with inducting extractor fan fitted to the peninsula unit, integrated microwave, full height fridge and full height freezer, integrated wine cooler, UPVC double glazed window giving aspect to the rear garden, the room extends out to a living/dining area with triple bifold doors giving access and aspect to the rear garden, inset spotlights to the ceiling, Porcelanosa tiled flooring, oak door off to the utility room.

Utility Room

Having base units to match the kitchen with quartz work surfaces and upstands, one and quarter bowl inset sink unit with chrome mixer tap over, integrated washing machine and UPVC double glazed door to the rear with matching attached window, inset spotlights and extractor to the ceiling and Porcelanosa floor tiles to match the kitchen, with door leading to the garage.

Garage

Having roof storage, power and a light

First Floor Landing

With carpeted flooring, open oak spindle balustrade, loft access, central heating radiator.

Bedroom 1

Having 2 UPVC double glazed windows giving aspect over the fields to the rear, central heating radiator, carpeted flooring, inset spotlights to the ceiling, oak door giving access to ensuite shower room.

Bedroom 1 Ensuite

En-suite shower room having double width glazed fully tiled shower cubicle with rain head and separate shower attachment, with Porcelanosa part tiled walls and Porcelanosa floor tiles, chrome wall mounted heated towel rail, fitted wash hand basin vanity unit with storage beneath and chrome mixer tap over, low level WC, UPVC double glazed opaque window to the rear, spotlights to the ceiling and extractor fan, shaver point.

Bedroom 2

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

Bedroom 3

Having 2 UPVC double glazed windows to the front elevation, central heating radiator and carpeted flooring, feature glazed panel giving view to the stairs and borrowed light to the stairs.

Bedroom 4

Having UPVC double glazed window to the rear giving aspects over fields, central heating radiator, carpeted flooring.

Family Bathroom

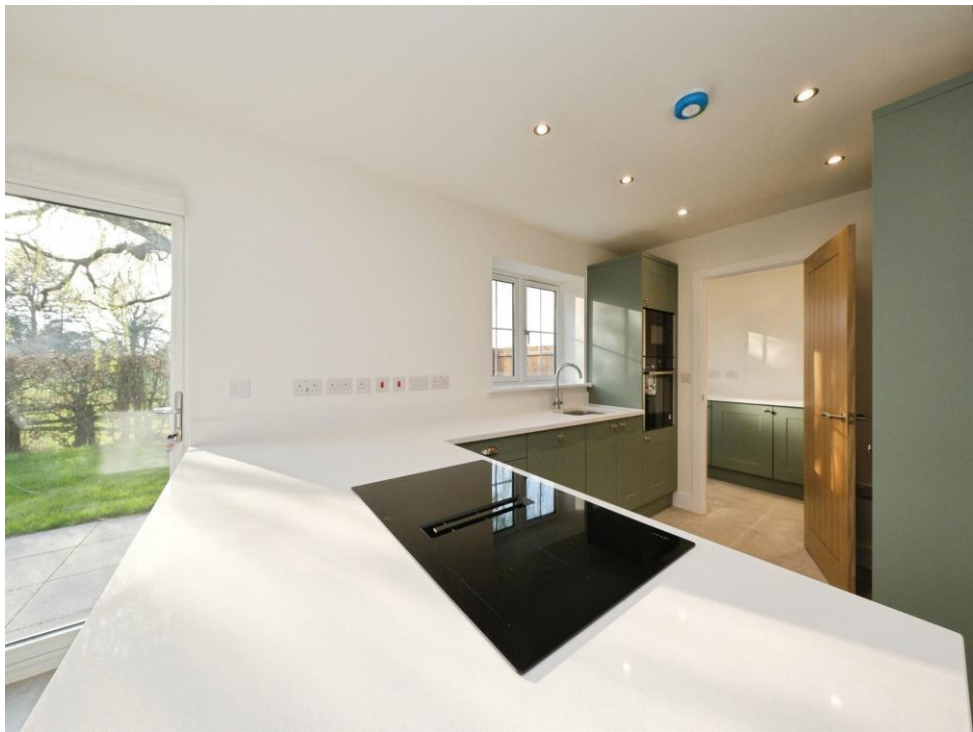
3 piece modern white suite comprising of a panelled bath with chrome mixer tap, mains shower with rain head and separate shower attachment with glazed shower screen and Porcelanosa tiled shower and bathing area, low level WC, fitted wash hand basin vanity

unit with storage beneath and chrome mixer tap over, wall mounted heated chrome towel rail, Porcelanosa tiled flooring, UPVC double glazed opaque window to the side elevation.

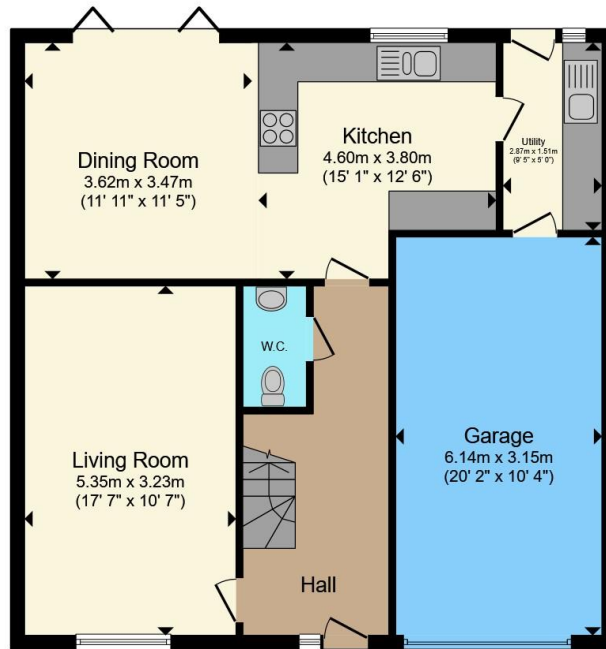
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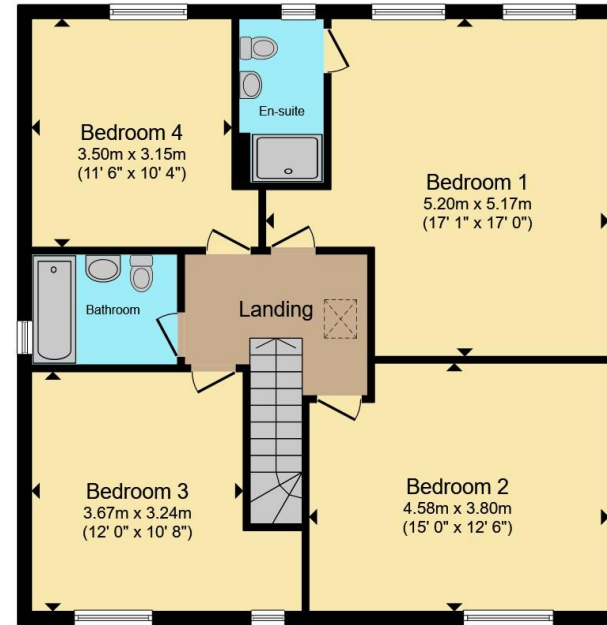








Ground Floor



First Floor

Total floor area 159.8 m² (1,720 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: MEL205916 - 0005

Tenure:Freehold EPC Rating: Exempt

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