



Spinney Hill
Melbourne Derby



Property Description

A well presented extended and versatile four/five bedroom detached family home with beautifully landscaped gardens to front and rear, double garage and popular location. The property has a gas fired central heating system, UPVC double glazing and has been re-decorated and re-carpeted in some rooms ready for sale. In brief the accommodation comprises:- Entrance hall, lounge with bi-folds to a full width rear garden room with bi-folds and French doors onto to stunning private garden. The ground floor offers a good sized well equipped fitted kitchen, a shower/wet room and a ground floor bedroom/study. To the first floor are four well proportioned bedrooms, the master with fitted wardrobes and en suite shower room and family bathroom. Outside the property is set well back from the road with well landscaped gardens to front and rear, a partially shared driveway leading to double attached garage with electric remote roller shutter door, light, power, rear access door and window.

Entrance Hallway

Accessed via a front panelled composite entrance door with inset opaque and double glazed panel with matching attached side panel leading to the entrance hallway having an open spindle staircase off to the first floor, laminate flooring, central heating radiator, coving to the ceiling, panelled door leading to a useful understairs store with shelving and light, timber framed and glazed door giving access to: -

Lounge

Having LVT feature flooring, vertical panelled central heating radiator, coving to the ceiling, feature fireplace incorporating coal effect gas fire with contemporary oak surround, marble hearth and backplate, timber framed double glazed bi-fold doors giving access to: -

Garden Room

A beautifully appointed full width of the property garden room with three double glazed Velux roof light windows, double opening UPVC double glazed french doors to the side elevation giving access to the rear garden, triple double glazed bi-fold doors with inset blinds giving access and super aspect over the rear garden, fully insulated pitched roof with inset spot lights to the ceiling, gas under floor heating, ceramic tile flooring, framed and glazed door giving access to the: -

Kitchen

The kitchen is also accessed via a timber framed and glazed door from the entrance hallway having a range of matching base and wall units, laminated work surfaces over, one and a quarter bowl stainless steel sink unit with chrome mixer tap over, integrated eye level NEFF electric fan assisted oven and grill, five burner NEFF gas hob with extractor hood over, glazed splashback to the cooking area, ceramic tiled splashbacks, integrated dishwasher, integrated fridge freezer, further range of units on the opposite side of the kitchen with plumbing and space for automatic washing machine, glazed display cabinet, UPVC double glazed window to the front elevation and a further opaque double glazed window to the side, wood grain effect half double glazed opaque door to the side giving access to the side path, spotlights to the ceiling, ceramic tile flooring, vertical panelled central heating radiator, panelled door leading to: -

Ground Floor Shower Room

A wet room style with a walk in open cubicle with glazed shower screen, mains chrome shower, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level wc, wall mounted chrome heated towel rail, UPVC double glazed opaque window to the side, inset spotlights to the ceiling, fully ceramic tiled flooring, fully ceramic tiled walls.

Ground Floor Bedroom/Study

Accessed off the entrance hallway having UPVC double glazed and leaded window to the front elevation with fitted window blind, central heating radiator, carpeted flooring, coving to the ceiling, wall light point.

First Floor Landing

A galleried landing, loft access with pull down loft ladder to part boarded loft with light and power, UPVC double glazed wood grain effect and leaded window to the front elevation.

Master Bedroom

Having UPVC double glazed wood grain effect window to the rear giving aspect over the garden, carpeted flooring, central heating radiator, a range of three double door fronted wardrobes with hanging rails and shelving, double opening panelled doors giving access to: -

Ensuite

Having a glazed shower cubicle with bi-fold glazed doors with mains chrome shower, separate rain head shower attachment, UPVC panelled walls for ease and maintenance, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level wc, wall mounted heated towel rail, UPVC double glazed wood grain effect opaque window to the side elevation, walls are fully covered with UPVC panelling, coving to the ceiling, extractor fan, laminate flooring.

Bedroom Two

A double bedroom having UPVC double glazed wood grain effect windows to the rear elevation, carpeted flooring, central heating radiator, a range of fitted furniture comprising of two double door fitted wardrobes with hanging rails and shelving and matching bedside drawers.

Bedroom Three

Another double bedroom having UPVC

double glazed and leaded wood grain effect window to the front elevation, central heating radiator, carpeted flooring.

Bedroom Four

Having UPVC double glazed and leaded wood grain effect window to the front elevation, central heating radiator, carpeted flooring.

Family Bathroom

A modern three piece white suite comprising of panel bath with a Mira electric shower over and glazed shower screen, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level wc, walls finished with UPVC panelling for ease and maintenance, UPVC double opaque to the side elevation, coving to the ceiling, extractor fan to the ceiling, wall mounted chrome heated towel rail, laminate flooring.

Outside

The property is situated on a generous plot set well back from the road beyond a large lawned front garden flanked with borders inset with shrubs, block paved and paved path leading to the front door area, tarmac driveway providing off road parking leading to an attached pitched roof, brick built double garage with electric remote control roller shutter doors having light and power, rear window and some roof storage.

To the side is a blocked paved path with outside tap, double gates leading to the rear garden.

The rear garden is well landscaped with a wealth of features that must be viewed to be fully appreciated having a paved path and paved patio, shaped lawns flanked with borders inset with a variety of mature trees and shrubs, two further paved patios around the garden for different times of the day, gravelled area, a particularly private garden that is well stocked with shrubs and trees, rear access door into the garage,

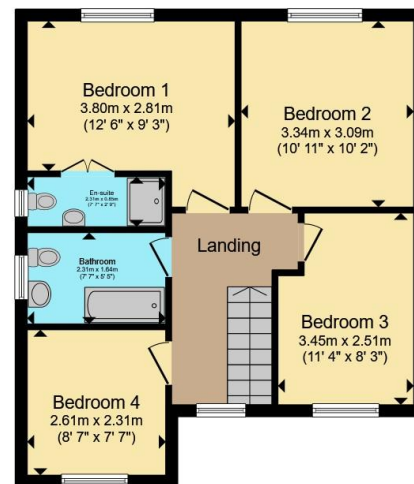








Ground Floor



First Floor

Total floor area 155.5 m² (1,674 sq.ft.) approx

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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: MEL205939 - 0005

Tenure:Freehold EPC Rating: Awaited Council Tax Band: E

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