

Melrose Way, Oakerthorpe.

£725,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this stunning executive detached home located within exclusive development in the historic village of Oakerthorpe. Occupying impressive corner plot position with countryside views to the rear elevation, we recommend an early internal inspection to avoid disappointment.

Internally, the home offers spacious and versatile living accommodation across three floors. Briefly comprising; Entrance Hall, WC, Living/Dining Room, Lounge, Open plan dining Kitchen & Utility Room to the ground floor, three double Bedrooms including master suite with fitted dressing area and En Suite feature to the first floor alongside further Bathroom & second En Suite whilst two more double Bedrooms & Shower room sit to the second floor.

Externally, the home benefits from corner plot position with block paved driveway parking for several vehicles to the front and side elevation with access to double integral garage via electric roller doors. Private rear courtyard/seating area provides the ideal retreat and leads to the main garden. The rear enclosed garden is mainly laid to lawn with large entertaining patio forming the perfect space to entertain or relax. The space is bordered by raised flower beds, planters and mature shrubbery forming a wonderful area for those with pets and young children.

FEATURES

- Executive Detached Five Bedroom Property
- Under Floor Heating Throughout
- Idyllic Village Location
- Countryside Views To Rear
- Master Suite including Juliet Balcony, Dressing Area & En Suite
- Double Integral Garage
- Ideal For Access to A38 & M1
- Viewing Essential
- Bespoke Fitted Shutters Throughout



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via composite door to front elevation with carpeted flooring, under floor heating, obscured double glazed window to front elevation and doorways to;

Guest Cloakroom

A tiled space with pedestal handwash basin and low level WC. Double glazed obscured window to side elevation and ceiling fitted extractor unit also feature.

Living Room

18' 3" x 11' 8" (5.56m x 3.56m) With double glazed French doors to rear elevation, carpeted flooring and under floor heating. Gas fireplace with decorative surround forms the centre piece of the room.

Dining Room/Snug

14' 10" x 9' 10" (4.52m x 3.00m) With double glazed windows to front and rear elevation, carpeted flooring and underfloor heating.

Kitchen

18' 1" x 14' 5" (5.51m x 4.39m) A fantastic family room with double glazed bay window seating area to rear elevation, tiled flooring throughout and space to dine. The kitchen features a range of base cupboards and eye level units with complimentary wood effect worktops over, integrated dishwasher, integrated wine cooler and space for a range of appliances. Double Belfast sink sits beneath double glazed window overlooking the rear garden. Kitchen island provides additional storage capacity whilst hosting breakfast bar. Access to Utility Room.

Utility Room

9' 7" x 5' 4" (2.92m x 1.63m) With worktop space of its own integrating inset sink/drainer unit, tiled flooring throughout and under counter plumbing/power for washing machine/dryer. Doorway accessing rear courtyard.

First Floor

Landing

With access to three of five double Bedrooms as well as the family Bathroom this carpeted space also benefits from fitted cupboard for storage and carpeted stairs to second floor landing.

Master Suite

17' 4" x 15' 2" (5.28m x 4.62m) A superb space enjoying a dual aspect of double glazed French doors to rear elevation, enjoying the stunning countryside views and opening to Juliet balcony and double glazed window fitted with bespoke shutters to front elevation. Underfloor heating features throughout as carpeted flooring extends to;

Dressing Area

6' 3" x 6' 1" (1.91m x 1.85m) Fitted with full length fitted wardrobes to both sides occupying an impressive amount of storage/hanging capacity. Access to En Suite.

En Suite Bathroom

9' 7" x 9' 4" (2.92m x 2.84m) A fabulous four piece tiled suite featuring; Bath with inset TV, shower cubicle, wall mounted handwash basin and low level WC. Wall mounted heated towel rail, shaving point, ceiling fitted extractor unit and double glazed obscured window to rear elevation completes the space.

Bedroom Two

11' 8" x 11' 1" (3.56m x 3.38m) With double glazed window to rear elevation, carpeted flooring and underfloor heating. Fitted wardrobes provides valuable storage capacity. Access to En Suite.

En-Suite

7' 11" x 6' 11" (2.41m x 2.11m) A tiled three piece suite including; Corner shower cubicle, wall mounted handwash basin and low level WC. Wall mounted heated towel rail, wall fitted extractor unit, shaving point and double glazed window to rear elevation completes the space.

Bedroom Three

11' 7" x 9' 9" (3.53m x 2.97m) With double glazed window to rear elevation, carpeted flooring and underfloor heating.

Family Bathroom

11' 8" x 9' 7" (3.56m x 2.92m) A luxurious four piece bathroom suite including; Raised bath, corner shower cubicle, low level WC and wall mounted handwash basin. Inset shelving, shaving point, wall mounted heated towel rail and ceiling fitted extractor unit all feature whilst double glazed obscured window is situated to the front elevation.

Second Floor

Landing

Accessing Bedroom four and five as well as the Shower room. This carpeted space benefits from small seating area and double glazed Velux window to rear elevation.

Bedroom Four

15' 10" x 11' 8" (4.83m x 3.56m) Enjoying a dual aspect of bay windows with double glazed units to front and rear elevation, carpeted flooring throughout and underfloor heating. Fitted wardrobes provide ample storage.

Bedroom Five

15' 9" x 11' 2" (4.80m x 3.40m) With double glazed window to rear elevation, carpeted flooring throughout and underfloor heating. Fitted wardrobes provide ample storage.

Shower Room

5' 8" x 4' 2" (1.73m x 1.27m) A tiled three piece suite including; Shower cubicle, wall mounted handwash basin and low level WC.

Outside

Externally, the home benefits from corner plot position with block paved driveway parking for several vehicles to the front and side elevation with access to double integral garage via electric roller doors. Private rear courtyard/seating area provides the ideal retreat and leads to the main garden. The rear enclosed garden is mainly laid to lawn with large entertaining patio forming the perfect space to entertain or relax. The space is bordered by raised flower beds, planters and mature shrubbery forming a wonderful area for those with pets and young children.

Council Tax

We understand that the property currently falls within council tax band F, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN

