



Bank House, Wilson Rise, Melbourne DERBY



Property Description

A substantial, extended & fully refurbished detached family home with off road parking, generous garage with electric remote door and well landscaped gardens to front, side and rear. The property has been fully refurbished to a high standard throughout and has a renewable, air source heat pump heating system, under floor heating to ground floor, double glazing, oak internal doors, stunning open plan modern living kitchen with integrated appliances and contemporary bathroom suites. In brief the accommodation comprises, to the ground floor:- Entrance hall, cloaks/w.c, open plan living kitchen with cooking, seating and dining areas, utility room with internal door to garage and lounge. To the first floor are four double bedrooms, two with en suite shower rooms and family bathroom with modern four piece white suite. Outside:-To the front of the property is an extremely wide block paved driveway providing off road parking for four vehicles, a matching side paved path which leads down to the rear garden, a wide area of garden to the side of the property which offers potential to create further parking if required or can be fenced off to create a side garden area continuing from the rear, a side brick boundary wall and outside lighting. To the rear of the property is a beautifully landscaped garden with shaped lawn, paved path and patio and a variety of mature shrubs. The property is offered with full vacant possession/no chain.

Entrance Hall

Having a front composite entrance door with a double glazed panel, feature oak flooring, two brushed chrome power points, double opening oak framed glazed doors giving access to the stunning living kitchen and a further oak door gives access to:

Cloaks/WC

Fitted with a two piece white suite comprising a wash hand basin with mixer tap over fitted to high gloss laminated vanity unit with storage beneath and low level WC with concealed plumbing. Inset spotlights to the ceiling and feature oak flooring.

Lounge

18' 7" x 12' 9" (5.66m x 3.89m)
Accessed via an oak door, having UPVC double glazed window to the front elevation, underfloor heating, TV point, USB points, brush chrome double sockets and a contemporary light fitting.

Open Plan Living Kitchen

29' x 14' 2" plus 13ft 8 x 12ft 4 max (8.84m x 4.32m plus 13ft 8 x 12ft 4 max)

Having an open glazed staircase with a brush chrome balustrade and glazed panels leading to the first floor and a useful understairs storage cupboard with the workings for the underfloor heating. The room then opens out to the main living kitchen area.

Kitchen Area

Fitted with a range of high gloss matching laminated units to base and eye level, granite work surfaces with matching up-stands, full height fridge, separate freezer, two eye level Lamona electric fan assisted ovens, ceramic hob fitted to the island bar, the island bar has oak block work surfaces and storage drawers beneath and provides a breakfast bar for seating, integrated wine rack, integrated dishwasher, inset 1 and 1/4 bowl stainless steel sink unit, brush chrome sockets, inset spotlights to the ceiling, feature oak flooring with underfloor heating and a UPVC double glazed door to the rear elevation giving access to the garden.

Living/Dining Area

Having TV point, brush chrome sockets, inset spotlights to the ceiling, feature oak flooring with underfloor heating continuing through and double opening UPVC double glazed French doors with matching attached side panels to the rear elevation giving access to the garden.

Utility Room

13' 7" x 6' 2" (4.14m x 1.88m)

Having base level units to match the kitchen with laminated work surfaces over, under unit space and plumbing for washing machine and further appliance, full height utility shelved out store, single drainer 1 and 1/4 bowl stainless steel sink unit with a chrome mixer tap over, brush chrome sockets, feature oak flooring and a half glazed UPVC double glazed door to the rear elevation giving access to the garden. Door leading to:

Garage

18' 8" x 10' (5.69m x 3.05m)

Having an electric remote controlled roller shutter door, power, light, fusebox, electric meter and power sockets.

First Floor Landing

Having spotlights to the ceiling and an oak door leading to an airing cupboard. A loft ladder leads to a loft space which would lend itself to a conversion, subject to building regs approval - the loft area has power and light.

Bedroom

12' 9" x 12' 4" (3.89m x 3.76m)

Accessed via an oak door, having UPVC double glazed window to the rear elevation, central heating radiator, TV point, USB socket, brush chrome double sockets and a contemporary light fitting. Oak door leading to:

En-Suite Shower Room

Fitted with a modern three piece white suite comprising a double width glazed shower cubicle with ceramic tiling, a contemporary chrome mixer tap over and a rainhead and separate shower attachment, wash hand basin fitted to vanity unit with chrome mixer tap over and storage beneath and WC with concealed plumbing. Tiled splashbacks, fitted mirror light which is also a demister and includes a shaver socket, high gloss matching vanity cabinet for storage, central heating radiator, inset spotlights to the ceiling, extractor fan, quality vinyl marble effect floor covering and UPVC double glazed opaque window to the rear elevation.

Bedroom

10' 6" max x 12' (3.20m max x 3.66m)

Accessed via an oak door, having UPVC double glazed window to the rear elevation, central heating radiator, TV point, USB socket, brush chrome double sockets and a contemporary light fitting. Oak door leading to:

En-Suite Shower Room

Fitted with a modern three piece white suite comprising a double width glazed shower cubicle with ceramic tiling, a contemporary chrome mixer tap over and a rainhead and separate shower attachment, wash hand basin fitted to vanity unit with chrome mixer tap over and storage beneath and WC with concealed plumbing. Tiled splashbacks, fitted mirror light which is also a demister and includes a shaver socket, central heating radiator, inset spotlights to the ceiling, extractor fan, quality vinyl marble effect floor covering and UPVC double glazed opaque window to the rear elevation.

Bedroom

11' 9" x 10' 5" max (3.58m x 3.17m max)

Accessed via an oak door, having UPVC double glazed window to the front elevation giving stunning views over open fields, central heating radiator, TV point, USB socket, brush chrome double sockets and a contemporary light fitting.

Bedroom

12' 9" x 10' 3" (3.89m x 3.12m)

Accessed via an oak door, having UPVC double glazed window to the front elevation with beautiful views over open countryside, central heating radiator, TV point, USB socket, brush chrome double sockets and a contemporary light fitting.

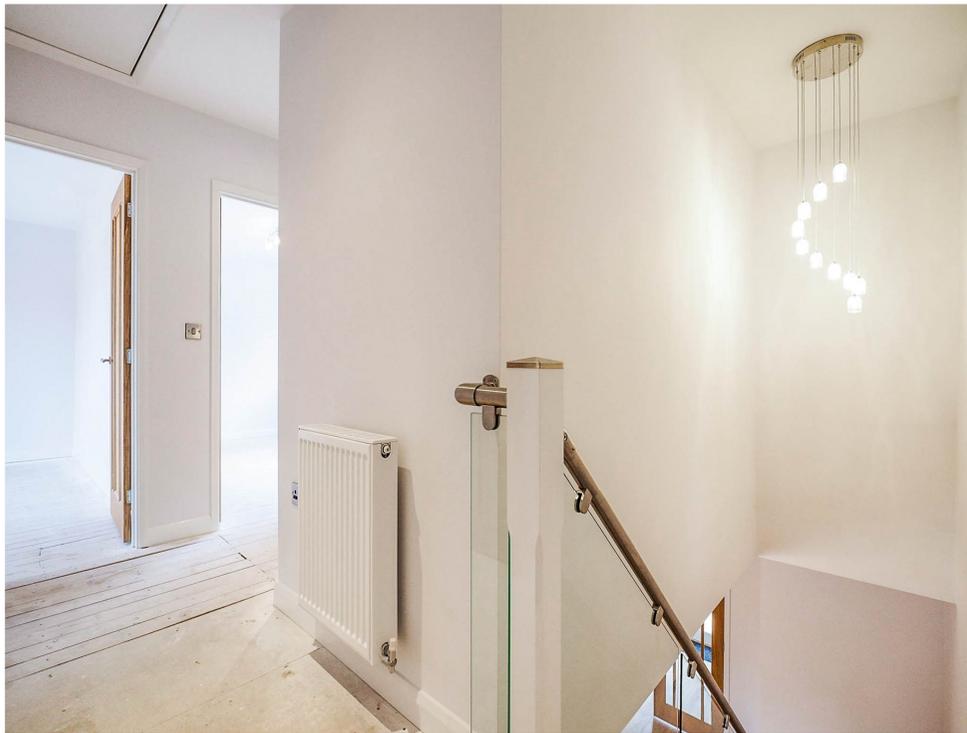
Bathroom

Fitted with a four piece white suite comprising a double width glazed shower cubicle with ceramic tiling, a contemporary chrome mixer tap over and a rainhead and separate shower attachment, panelled bath with a chrome mixer tap over, wash hand basin fitted to vanity unit with storage beneath and WC fitted to vanity unit. Part ceramic tiled walls, fitted mirror light which is also a demister and includes a shaver socket, central heating radiator, inset spotlights to the ceiling, vinyl floor covering and UPVC double glazed opaque window to the front elevation.

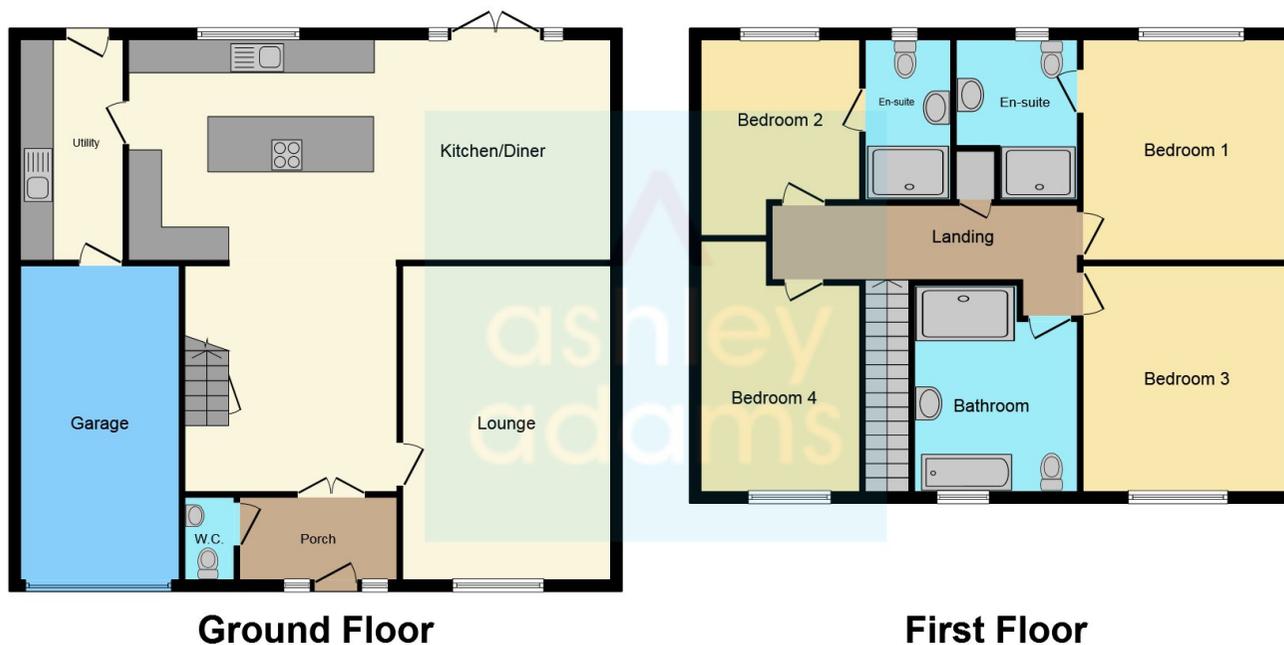
Outside

To the front of the property is an extremely wide block paved driveway providing off road parking for four vehicles, a matching side paved path which leads down to the rear garden, a wide area of garden to the side of the property which offers potential to create further parking if required or can be fenced off to create a side garden area continuing from the rear, a side brick boundary wall and outside lighting. To the rear of the property is a beautifully landscaped garden with shaped lawn, paved path and patio and a variety of mature shrubs. The property is offered with full vacant possession/no chain.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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

EPC Rating: Exempt

Tenure: Freehold

view this property online ashleyadams.co.uk/Property/MEL203567



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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

See all our properties at www.ashleyadams.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MEL203567 - 0003