

Manor Road

Derby, DE23 6BU

John German





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£700,000

Beautifully extended and fully remodelled home where contemporary design meets exceptional living space. Featuring a striking floor-to-ceiling apex window, three receptions rooms, impressive open plan kitchen, five double bedrooms, and stunning views, all set on a private quarter-acre plot.

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This fabulous home features plenty of wow factor which hits immediately as you approach where you can fully take in the contemporary double height apex window which dominates the front of the house with the luxury of smart motorised blinds. Double doors open into an impressively large entrance hall where the beautiful quarter turn glazed panel oak staircase rises to the first floor and oak veneer doors lead off the main living spaces and to the ground floor guest WC.

The living room runs the full depth of the property with a lovely double aspect which fills the room with natural light. The front window enjoys views over part of the front garden and the tree lined aspect beyond, whilst bi-fold doors open out onto the rear patio with another great view this time over the sizable rear garden.

The ground floor office also shares a lovely view of the garden and is a great place to work from.

The kitchen lies to the rear of the house with part glazed oak veneer doors leading off the entrance hall. This large open space is perfect for family life with a set of French doors that provide direct access onto the garden and windows to the rear and side elevations creating a wonderfully bright and welcoming room. The kitchen area is fitted with a comprehensive range of high gloss units with Quartz worktops, tiled splashbacks, space for an American style fridge freezer, integrated dishwasher, built-in eye level oven and a second combination microwave, five ring gas hob with extractor hood over plus a large contrasting island work quartz worktop and breakfast bar with storage units beneath. There is plenty of space remaining for a family sized dining table and possibly occasional chairs if desired.

The utility room is off the kitchen fitted with an excellent range of matching units with quartz worktops and a corner stainless steel double sink leaving space for washing machine and tumble dryer, window to the side.

Moving back through to the front of the house where there is a ground floor guest bedroom which overlooks the front garden complete with a fully tiled ensuite shower room comprising low flush WC, wall mounted vanity washbasin with storage beneath, shower enclosure, chrome heated towel radiator, window to the side.

Stairs lead to the impressive first floor seating area which makes the absolute most of that impressive apex window. With views over the driveway and tree lined aspect beyond, this is where the current owners tend to spend most of their time and you can definitely see why.

Doors lead off to the first floor bedrooms and to the family bathroom which is fitted with a full four piece suite comprising low flush WC, wall mounted vanity washbasin with storage beneath, deep bath and a large walk-in shower area. The bathroom is fully tiled with a chrome heated towel radiator and a window to the rear.

The landing branches off towards the remaining principle bedrooms where there is ample built in eaves storage. The master bedroom is an elegant room with ample bespoke fitted storage including wardrobes, drawers and a dressing table (there is also further hidden eaves storage). A window to the rear provides far reaching views with added natural light coming from a Velux skylight. The master ensuite is fully tiled and fitted with a low flush WC, wall mounted vanity washbasin with storage beneath and double shower, window to the side and a contemporary ladder towel radiator.

The second principle bedroom on this floor overlooks the front garden complete with bespoke fitted wardrobes and a fully tiled ensuite shower room comprising low flush WC, vanity washbasin with storage beneath, shower enclosure, chrome heated towel radiator and Velux skylights.

The remaining two bedrooms are beautifully proportioned with views of the front and rear respectively, the front bedroom also benefits from extensive eaves storage.

Outside the property is set on a well established plot and measure over 0.25 of an acre, the house itself is set well back from Manor Road behind an attractive landscaped garden incorporating elevated lawned sections and mature trees, as well as a generous driveway and double garage. To the rear of the property is a private mature garden again, with an extensive lawn, well stocked borders with shrubs, plants and mature trees. Adjacent to the house is a two tier patio area with ornamental pond. A feature of the garden is the view which overlooks the rooftops of Derby in the distance, it always comes as a surprise to see how green Derby is!

This prominent position on Manor Road is close to Littleover village centre which lies within walking distance and offers an excellent range of amenities with a diverse range of shops and services. Derby city centre is also a short drive or bus ride away. The property is particularly convenient for the Royal Derby hospital and Kingsway retail park as well and major commuter routes such as the A38/A50 and M1.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Property construction: Traditional

Parking: Drive and double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band F

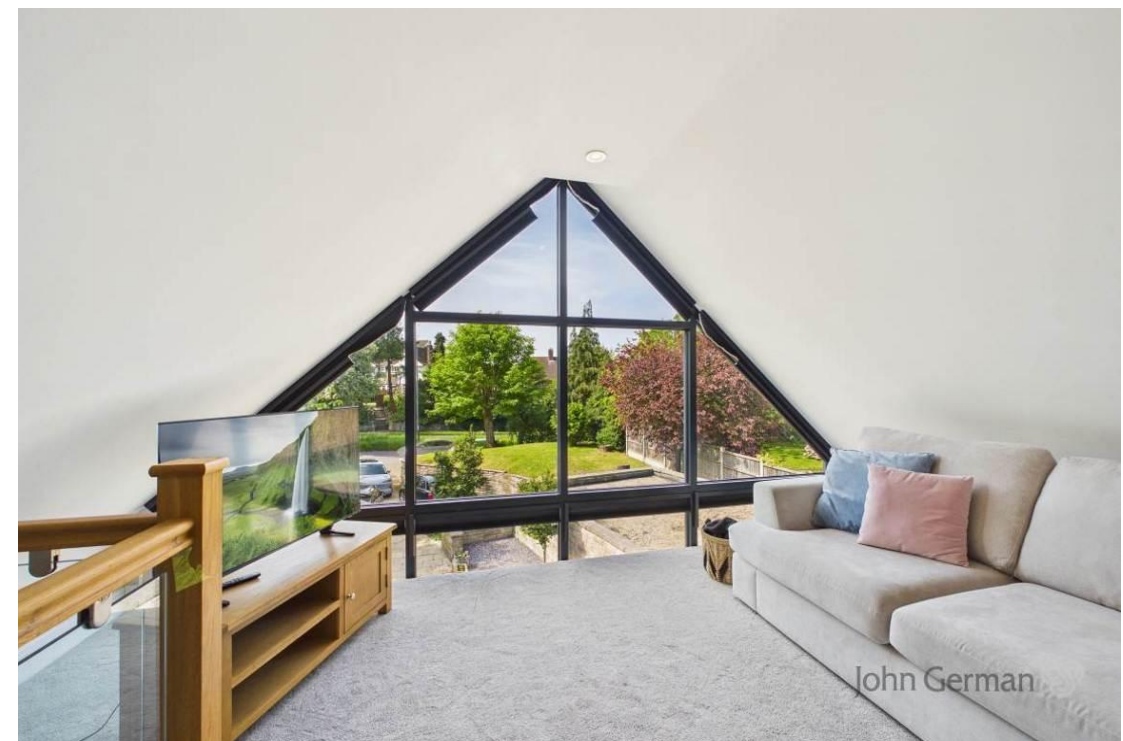
Useful Websites: www.gov.uk/government/organisations/environment-agency

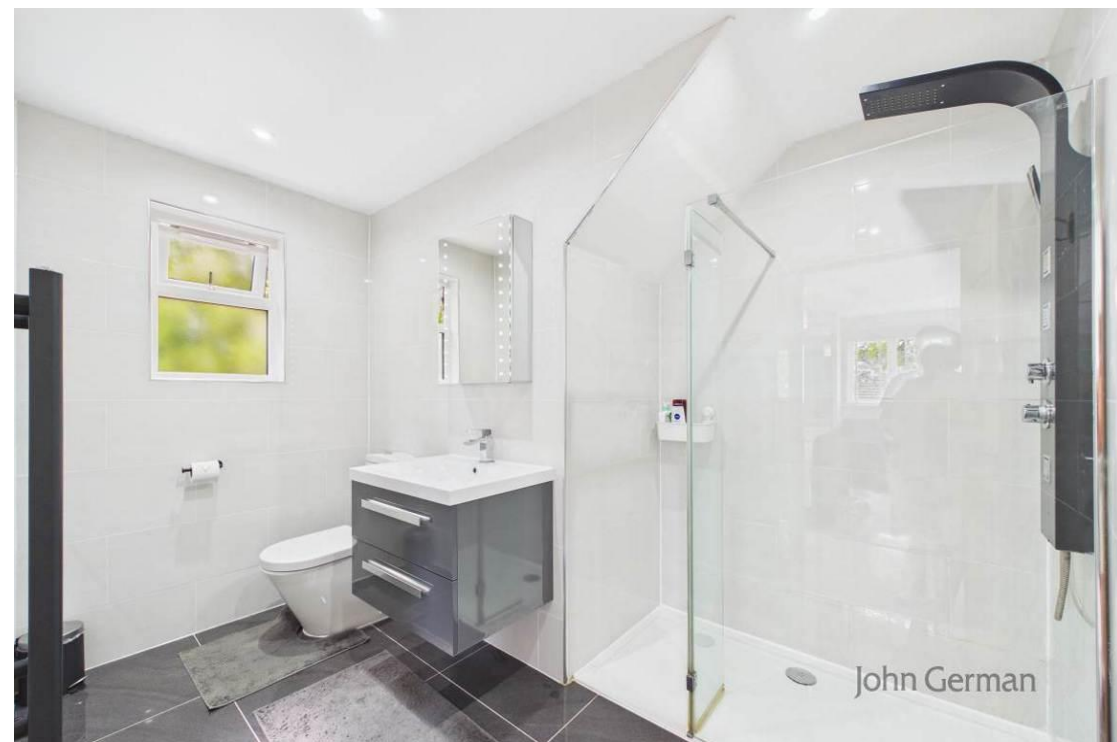
Our Ref: JGA/04062026

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Ground Floor

Approximate total area⁽¹⁾

268 m²

2886 ft²

Reduced headroom

15.1 m²

163 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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