



£750,000

Cloves Hill, Morley DE7 6DH

Detached House | 4 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Executive Detached Family Home
- 4 Double Bedrooms & 3 Bathrooms
- Superb Open Plan Dining Kitchen & Living Area
- Luxurious En-Suite Shower Room With 4 Piece Suite.
- Large Plot With Amazing Views
- Extremely High Specification Throughout
- Highly Desirable Residential Location
- View Absolutely Essential!
- COUNCIL TAX BAND G

## Property Description

A rare opportunity to acquire an impeccably renovated executive detached residence, enviably positioned within one of the area's most desirable locations with far-reaching views across the surrounding countryside. This outstanding home offers superior quality fixtures and finishes throughout, four spacious double bedrooms and beautifully landscaped rear gardens with a detached garage — the epitome of refined family living.

## Main Particulars

Derbyshire Properties are thrilled to present this beautifully renovated and immaculately maintained executive detached family home, occupying a prime position within one of the area's most sought-after postcodes.

This exceptional property offers spacious and versatile accommodation throughout, perfect for modern family living. The ground floor comprises a welcoming reception hall, a stylish living room, a dedicated study/home office, a guest cloakroom/WC, a practical utility room, and a stunning open-plan living kitchen—the true heart of the home, ideal for both everyday living and entertaining.

Upstairs, a striking gallery landing leads to four generously sized bedrooms, a contemporary family bathroom, and a luxurious en-suite to the master bedroom, designed with comfort and elegance in mind.

Externally, the property is set on a generous plot with a beautifully landscaped front garden that enjoys far-reaching countryside views. The private rear garden is a tranquil retreat, perfect for outdoor entertaining and family relaxation, offering a high degree of privacy.

A large driveway with turning space provides ample off-road parking for multiple vehicles and leads to a detached double garage, further enhancing the home's practicality and appeal. This is a rare opportunity to acquire a high-specification family residence in an exclusive location—early viewing is highly recommended

### Ground Floor

#### Reception Hall

Entered via hardwood door with adjoining windows from the front elevation into this light and airy, spacious reception hall. Wall mounted feature radiator, carpeted staircase to 1st floor landing with under stairs storage cupboard and beautifully crafted LVT herringbone flooring.

#### Study

With the continuation of the floor covering from the reception hall, spotlighting to ceiling, wall mounted modern radiator and double glazed bay window two front elevation.

#### Guest Cloakroom

Again with the stylish LVT herringbone floor covering, encased WC and slimline vanity unit with inset sink with feature tiled splashback. Wall mounted black heated towel rail, feature floor to ceiling tiled wall, spotlights and extractor fan to ceiling.

### Utility Room

Comprising of a range of matching wall and base mounted units with modern laminated flat edged worksurfaces incorporating a stainless steel sink with mixer taps. Under counter space and plumbing for both washing machine and tumble dryer, integrated freezer, LVT herringbone floor covering, undercover lighting, wall mounted radiator, spotlights and extractor fan to ceiling and double glazed obscured window to the side elevation.

### Living Room

This beautifully styled light and airy living room benefits from windows to the front and side elevations incorporating French doors to the front aspect. LVT herringbone floor covering, TV point, decorative coving and wall mounted radiator.

### Stunning Open-Plan Living Kitch/Diner

Kitchen area - this beautifully designed stylish kitchen comprises of range of wall and base mounted matching units with 'Corian' glacier white work surfaces with moulded sink drainer unit located in the central island and offering a 'Quooker' boiling and filter tap. Numerous integrated appliances include smart 'Samsung' ovens and induction hob with hidden extractor hood over. Integrated 'Smeg' dishwasher, integrated fridge, wine cooler (located within the central Island). Luxury LVT herringbone floor covering, exposed brick backdrops, spotlighting to ceiling and large sliding patio doors provide access access to the rear elevation.

Island - The truly beautiful central Island creates a stunning focal point and natural divide between the living dining area and kitchen. The superb Corian glacier white worksurface provides seating space, additional storage and incorporates the wine cooler.

Living/dining area - with the continuation of the LVT floor covering, black floor to ceiling sliding patio doors to the rear elevation, wall mounted vertical black radiator, TV point, feature wall expose brick with lighting

## First Floor

### Galleried Landing

Accessed via the main reception hall with double glazed window to the front elevation, wall mounted radiator, spotlights and loft access point to ceiling.

### Bedroom 1 (Master Suite)

This stunning master suite benefits from double glazed windows to the front and side elevations, wall mounted radiator and feature floor to ceiling cedar statementwall with pendulum lighting and hidden doorway that provides access to:-

### Luxury En-Suite Bathroom

This spacious luxury bathroom suite comprises of an encased WC, large vanity unit with inset 'his and hers' sinks with beautiful brushed brass fittings. Modern bathtub with freestanding brush brass taps and shower attachment over.

A gorgeous shower enclosure with sliding door with brush brass edging and handle with feature ceiling mounted rainfall shower. Extra large porcelain tiles from floor to ceiling enclose on all walls with superb matching floor. Spotlights and extractor fan to ceiling, decorative coving, wall mounted brushed brass heated towel rail, feature mirror and double glazed obscured window to the side elevation.

### Bedroom 2

With double glazed window to the rear elevation, wall mounted radiator, TV point, decorative coving and useful in built storage cupboard. The feature focal point of the

room is a wood cladded feature wall.

#### Bedroom 3

With double glazed window to the rear elevation, feature wood panelled wall, wall mounted radiator, decorative coving, TV point and range of fitted wardrobes that provide useful storage and hanging space. Internal door provides access to the main shower room creating a 'Jack and Jill' bathroom.

#### Bedroom 4

With double glaze window to the front elevation, wall mounted radiator, decorative coving to ceiling and range of floor to ceiling fitted wardrobes providing useful storage and hanging space.

#### Shower Room

This beautifully appointed three-piece shower suite comprises of an encased WC with wall mounted 'Push-Flush', vanity unit with inset sink and large shower enclosure with overhead shower and handheld attachment. Fully tiled porcelain floor and walls, decorative coving, wall mounted extractor fan, double glazed obscured window, wall mounted black modern heated towel rail and internal door accessing bedroom 3, creating a 'Jack and Jill' bathroom.

#### Outside

The large landscaped front garden has a concrete driveway that provides parking for numerous vehicles and access to the side elevation of the property and garage beyond. The immediate frontage has been gravelled for additional parking and creating a useful turning space. A front lawn with hedgerow boundaries creates an ideal area for families to enjoy the stunning views that are adjacent to the property. Beautiful hedgerow boundaries with mature trees create natural borders to neighbouring properties and create high levels of privacy. Immediately outside the front elevation is a paved entertaining terrace which is ideal for outside entertaining and relaxing. The extremely private rear garden benefits from an Astroturf lawn (Lazy Lawn) with raised sleeper borders, hedgerow boundaries and timber screening. A gravelled seating area and large double detached garage with up and over door light and power.

#### Additional Information

Hive heating system

Fully rewired

Fully replumbed

The boiler is approximately three years old

The Astroturf 'lazy lawn' has a 15 year guarantee

Herringbone LVT throughout the ground floor

Porcelain tiles to floor and walls in both bathrooms

#### Area

The Location - Cloves Hill is a particularly sought after area in Morley and in turn approximately 2 miles from the village of Breadsall which is 3 miles from Derby city centre. Excellent local leisure facilities close by include Breadsall Priory with its leisure facility and golf course and there are additional golf courses at Morley Hayes and

Horsley Lodge. The village also has the benefit of a reputable primary school and village inns. Private education include Trent college, The Old Vicarage, Derby High School and Derby Grammar School for boys.

For those who enjoy the outdoor pursuits the nearby countryside provides some delightful scenery and walks

#### Disclaimer

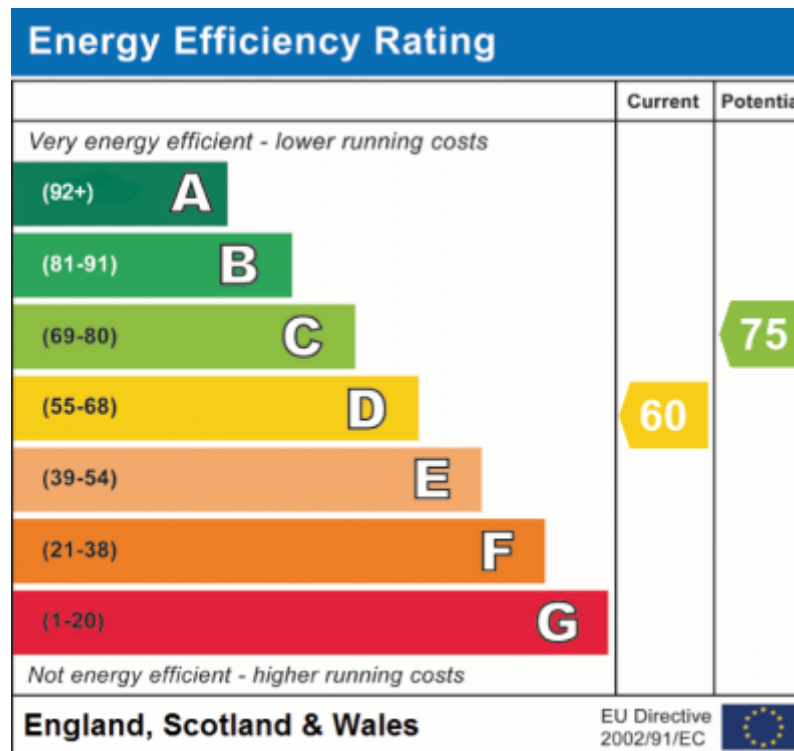
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