



3 Massam Close, Rainford, WA11 8BP

Offers Over £1,350,000



**STAPLETON
DERBY**

Rarely does a property of this uncompromising quality and calibre emerge onto the market in such a Premium location. This remarkable family home boasts exceptional modern and contemporary living spaces meticulously crafted by its current owners offering unparalleled privacy.

A brief run through of this accommodation which perfectly blends the best of old and new and is both tasteful and well suited for modern living; with a welcoming porch, a fabulous reception hallway with cloakroom and downstairs w/c coming off it, a dining room, and an entertainment room leading into a family room. To the right side of the ground floor you will find a brand new fitted kitchen diner with integrated appliances which overlooks the lush landscaping surrounding the property, an exceptionally large utility room, and to finish off the ground floor is a spacious lounge and second downstairs w/c.

To the first floor of this luxury accommodation, there is a striking first-floor landing/lounge providing a stunning open plan space for all the family to enjoy with access to a wide range of distinctive rooms. There are four, impeccably presented bedrooms and a stunning high spec family bathroom with free standing bath & luxury fittings. The master bedroom is a sanctuary of sophistication offering panoramic views of the gardens, and an opulent en-suite bathroom. The second bedroom also boasts an eye catching en suite.

Externally, the property features secure electric gates, a splendid driveway providing ample parking space, along with a triple attached garage. The expansive patio area which is perfect for al fresco dining, is adorned with an abundance of shrubbery, trees, plants, and a pond, creating a tranquil retreat for family and friends to relish in complete seclusion. Finished to an impeccable standard, this property demands a personal viewing to fully grasp its splendour.

Total Property Area: 482.6 sq metres.

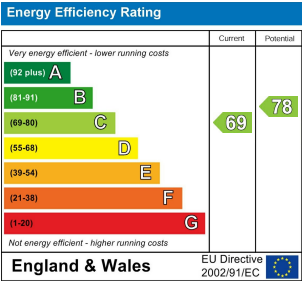








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