





****** INDIVIDUAL ARCHITECT DESIGN
FOUR BEDROOM PROPERTY IN THE
HEART OF MELBOURNE ******

This is a rare opportunity to purchase a well proportioned family home within walking distance to the village. High specification and beautifully presented throughout, offering a reception hall with a guest cloakroom, stunning fitted dining kitchen with an island and bi-fold doors onto the garden, separate utility room. Good size lounge and a study/bedroom 4. The first floor offers a large master bedroom with en-suite shower room, two further double bedrooms and a family bathroom with a bath and separate shower cubicle.

Enclosed garden offering great entertaining spaces, perfect for alfresco dining. Ample parking. Within close proximity to East Midlands Parkway station with a direct line to London St Pancras. **INTERNAL VIEWING IS HIGHLY RECOMMENDED.**



ABODE
SALES & LETTINGS

HALL

Entrance door into the hall with stairs to the first floor, storage cupboard, radiator, wood effect flooring and doors to -

CLOAKROOM

Vanity sink unit with wash hand basin and a storage cupboard, low flush wc, radiator, wood effect floor and a upvc double glazed window.

LOUNGE

19'1 x 12'8

Two upvc double glazed windows and radiators.

FITTED DINING KITCHEN

19'2 x 17'5

High specification fitted kitchen offers, wall mounted, base and drawer units with work surfaces, sink with drainer, matching island with breakfast bar. Fitted Bosh electric oven and combination oven, five ring gas hob and an extractor hood. Integrated Bosh dishwasher, space for an American style fridge freezer, upvc double glazed windows to the front and bi-fold doors onto the garden. Radiators, wood effect flooring and a door to the utility room.

UTILITY ROOM

7'1 x 6'6

Fitted units with work surfaces, sink and drainer unit, plumbing and space for a washing machine and a space for a self condensing tumble dryer. Radiator and upvc double glazed window to the front.

STUDY/BEDROOM 4

13'6 x 5'4

Upvc double glazed window to the front, radiator.



FIRST FLOOR LANDING

Walk in storage cupboard, three upvc double glazed windows, and radiators. Loft access with pull down ladder, part boarded and a light.

BEDROOM 1

18'8 x 13'5

Upvc double glazed window to the rear, radiator and a door to the en suite.







EN SUITE

Enclosed shower with a mains Mira power shower, vanity sink unit with wash hand basin and storage cupboard, low flush wc, heated towel radiator and a upvc double glazed window.

BEDROOM 2

10'7 x 10'0

Upvc double glazed window to the rear and a radiator.

BEDROOM 3

10'8 x 8'7

Upvc double glazed window to the rear and a radiator.



BATHROOM

Panel enclosed bath, seperate enclosed shower with a mains Mira power shower, low flush wc, wash hand basin, heated towel radiator and a upvc double glazed window.

OUTSIDE

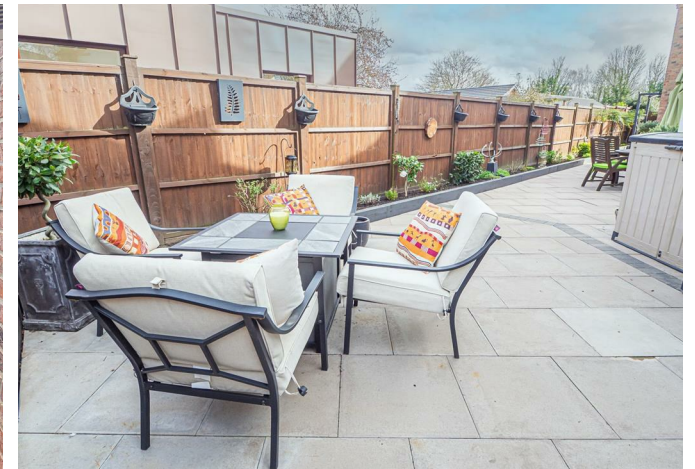
The front offers parking for a number of vehicles. Gated access to the enclosed rear garden with paved seating areas and enclosed flowering beds. Pergola, three double power points, hot and cold outside tap and an enclosed bin store area.





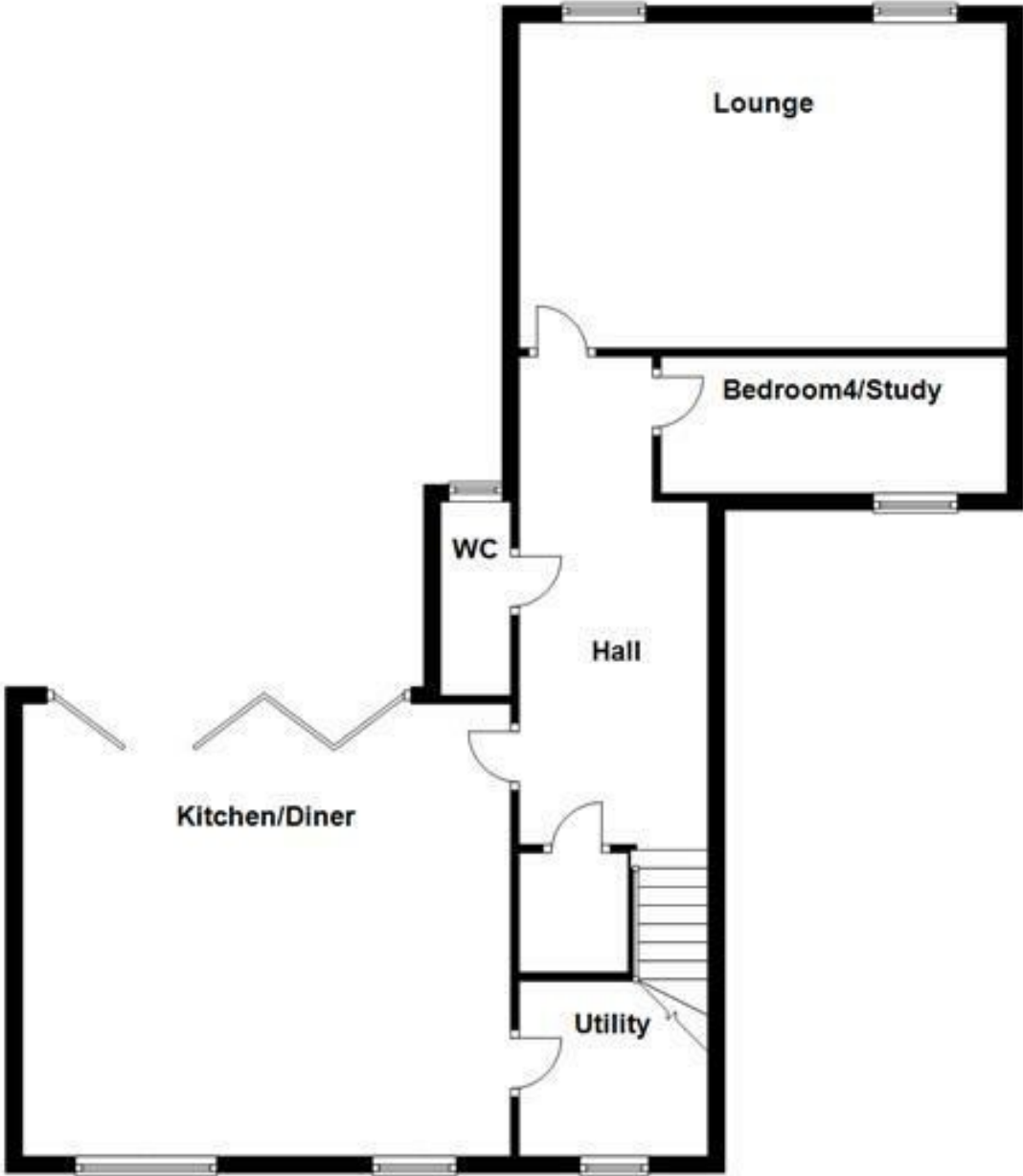








Ground Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Uttoxeter-Ashbourne
Plan produced using PlanUp.

First Floor

