



MELBOURNE
Sales & Lets

Hayes Farm Court, Ticknall, DE73 7JE
£305,000

Lounge.

Door to the front and sliding patio doors to the rear garden, two radiators and ceramic tiled floor.

Refitted Breakfast Kitchen.

With double glazed window to the front and a door to the rear, an extended modern range of modern fitted cupboards and walnut worktops. An array of built in appliances comprising including, dishwasher, wine cooler, washing machine, fridge and separate freezer, induction hob, built in oven, microwave extractor hood and a ceramic tiled floor. There is a refitted combi gas central heating boiler.

First Floor.

Landing.

Spacious landing area with loft access.

Bedroom One.

Two double glazed windows to the rear wooden floor and radiator.

Bedroom Two.

Double glazed window to the front and rear. Radiator.

Refitted Shower Room.

Vanity wash hand basin, low level wc,, shower cubicle with mains shower, towel radiator, double glazed window to the front.

Outside.

To The Front.

There is a sizeable communal garden area which is maintained under the Service charge annual agreement of £300 per annum.

Rear Garden.

Private easy maintenance rear garden with mature flowering and shrub borders, decked area and gravel sitting area.

Single Brick Garage.

Metal up and over door to the front. Additional off road parking space to the front of the garage.

