



**MELBOURNE**  
Sales & Lets

**Earp Way, Melbourne, DE73 8JQ**  
**£785,000**



Entrance Hall

Door to the front and cupboard under the stairs.

Cloakroom

Low level wc, pedestal wash hand basin, towel radiator.

Lounge

UPVC window to the front, French doors to the rear garden, two radiators.

Dining Kitchen

A superb family space featuring a combined kitchen and dining area with a tiled floor, a modern and extensive range of fitted cupboards and worktops, and an array of integrated Bosch appliances including a double oven, induction hob, Neff dishwasher, fridge freezer, double wine fridge, built-in Neff microwave, and Siemens extractor hood. The space also includes a one-and-a-half bowl sink unit with mixer taps, a UPVC window to the rear, two Velux-style windows, French doors leading to the rear, and a radiator.

Utility Room

Plumbing for a washing machine, a single drainer sink unit, fitted cupboards and worktops, and a central heating boiler.

Study

Upvc window to the front and radiator.

First Floor

Landing

Radiator, UPVC window to the front, built in airing cupboard.

Principle Suite

UPVC window to the front and rear radiator.

Dressing Room

With an extensive range of modern fitted quality wardrobes and cupboards and two radiators.

En Suite

Low level wc, pedestal wash hand basin, separate shower cubicle, UPVC window to the rear, towel radiator.

Bedroom

UPVC window to the rear, radiator and fitted wardrobes.

Family Bathroom

With a three piece suite comprising, panelled bath with shower attachment, pedestal wash hand basin and low level wc. Towel radiator and shaver point.

Bedroom

UPVC window to the front, radiator, fitted wardrobes, radiator.

Second Floor

Landing

Velux style window to the rear.

Bedroom

UPVC window to the front, radiator, Velux styled window to the rear loft access and two radiators.

Bedroom Two

UPVC window to the front and radiator.

Separate Shower Room

Shower cubicle, low level wc, pedestal wash hand basin, towel radiator, Velux style window to the rear, tiled floor and shaver point.

Outside

Small front garden, additional driveway space to the side of the property for several vehicles, side driveway for three further vehicles.

Detached Double Brick Garage

A large double garage with lofty storage space, power and light, roller electric doors to the front.

Partly Wall Rear Garden

A landscaped rear garden designed for easy living with an astro turfed area, beautiful extensive porcelain slabbed patio, outside tap and electric power point.

Tenure

Freehold

Council Tax Band

South Derbyshire Council

Council Tax Band : F

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing. All viewings are by appointment only.

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation. We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include

production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the

Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.

