

# MELBOURNE

## Sales & Lets



## Repton Road, Newton Solney, Staffordshire DE15 0SG

### £575,000

Executive Detached Family Home – No Upward Chain

Beautifully presented throughout, this spacious four bedroom home offers modern family living with high-quality finishes. Features include a stylish fitted kitchen with dining area, two reception rooms, utility room, en suite to the principal bedroom, and a family bathroom. Set on a generous private plot with a rear garden and balcony, plus a large driveway with parking for up to 10 vehicles. Gas central heating, double glazing, and ready to move into.

Viewing strongly advised.

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## Entrance Hallway

Door to the front, tiled floor and useful cloaks cupboard.

## Cloakroom

Low level WC and vanity wash hand basin.

## Superb Modern Breakfast Kitchen

With an extensive modern range of fitted cupboards and worksurfaces, two Neff ovens, wine fridge, built in dishwasher, Neff extractor hood, Maytag fridge freezer, integrated single drainer sink unit and window to the side.

## Dining Area

Bi-fold doors to the rear balcony and garden views, tiled floor and two Velux style windows to the rear.

## Utility Room

Fitted cupboards and worktops, Vaillant central heating boiler and plumbing for a washing machine.

## Cloakroom

Low level WC and vanity wash hand basin.

## Lounge

Bow window to the front, two radiators, tri-fold doors to the rear garden.

## Sitting Room

Bow window to the front, window to the rear and two radiators.

## First Floor

Landing, loft access and built in storage cupboard.

## Principle Bedroom

Fitted wardrobes, radiator and window to the front.

## En Suite Shower Room

Low level WC, two wash hand basins, shower cubicle with a walk in shower.

## Bedroom

Window to the side, radiator and fitted wardrobes.

## Bedroom

Fitted wardrobes, window to the front and radiator.

## Family Bathroom

Shower cubicle, low level WC, pedestal wash hand basin, panelled bath, window to the side and towel radiator.

## Bedroom

Window to the rear, radiator, fitted wardrobes.

## Outside

To the front is an extensive block paved driveway for up to ten vehicles.

## Rear Garden

With a good degree of privacy, raised tiled balcony sitting area, lawn, felt and timber garden shed, Outside lights.

## 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

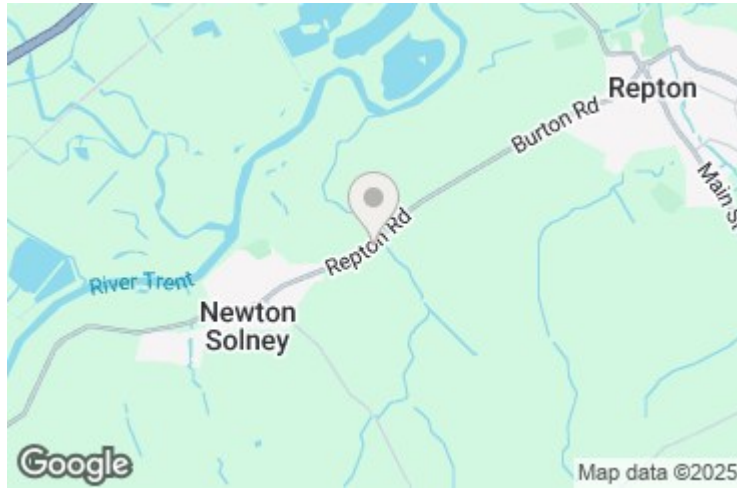
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection 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

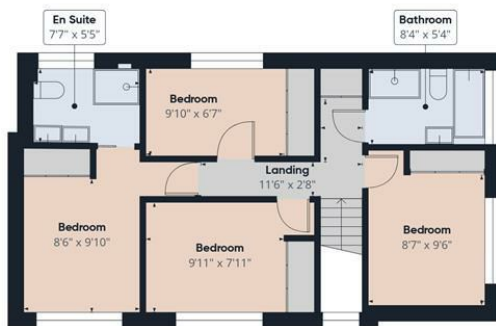
Saturday 10am - 3:30pm.

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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1554 ft<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

