



## NORFOLK DRIVE, MELTON MOWBRAY

Asking Price Of £625,000

Four Bedrooms

Freehold



**DETACHED HOUSE**

**GENEROUS PLOT**

**REWIRED THROUGHOUT**

**GOOD COMMUTER LINKS**

**DRIVEWAY AND GARAGES**

**NEW BOILER AND WINDOWS**

**CLOSE TO LOCAL SCHOOLS**

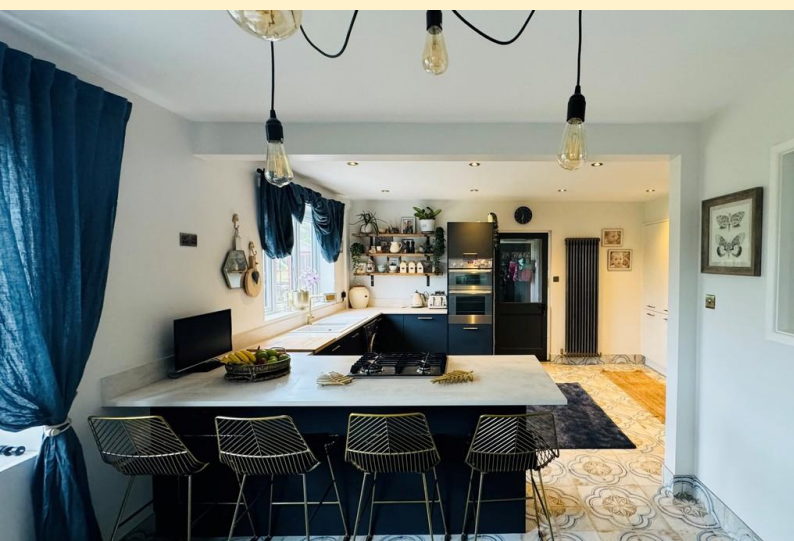
**SOUTH SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND F**

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This four double bedroom detached house has been remodeled and refurbished throughout, This property occupies a generous plot, situated in a sought-after residential area on the south side of Melton Mowbray. It boasts convenience with its proximity to local schools, amenities, and the town centre.

The available accommodation includes an entrance hall with a bathroom, an inner hall, a lounge, family room and a kitchen diner. The back door opens to a utility space featuring an additional WC, doors to the two garages, a door to the rear garden, and a glazed garden storeroom. The first floor contains four spacious double bedrooms, each with built-in wardrobes, a dressing room, and a four-piece family bathroom. Externally, the property boasts ample off-road parking, twin garages, and an extensive rear garden.

**ENTRANCE HALL** Having a composite door into the entrance hall featuring coir matting, built-in double cupboard, door to the downstairs bathroom and a glazed door into the inner hallway.

**BATHROOM** 6' 11" x 6' 8" (2.11m x 2.05m) Comprising of a panel bath, pedestal wash hand basin and a close coupled WC. Obscure glazed window, three panel radiator, extractor fan, part tiled walls and tiled flooring.

**INNER HALLWAY** Spacious hallway having stairs rising to the first floor, generous under stairs storage, three panel radiator, laminate wood flooring and an obscure glazed window to the lounge allowing plenty of natural light.

**LOUNGE** 21' 3" x 12' 11" (6.49m x 3.94m) Dual aspect lounge having a window to the front aspect and bi-fold doors to the rear garden, feature fireplace with gas fire, two column radiators, wall mounted TV point and carpet flooring.

**FAMILY ROOM** 13' 11" x 10' 5" (4.26m x 3.19m) A great space for the family to enjoy having a window to the front aspect, three column radiator, wall mounted TV point and carpet flooring.

**KITCHEN/DINER** 22' 9" x 16' 8" (6.94m x 5.1m) Remodeled and refitted to create a spacious, modern open-plan kitchen diner. Fitted with a generous range of wall, base and drawer units with plenty of work surfaces, sink and drainer unit with brushed brass mixer tap over complementing the brushed brass unit handles, breakfast bar, space and plumbing for a washing machine and housing for an American style fridge freezer. Integrated appliances include a dishwasher and eye level double oven and a gas hob. Two windows to the rear garden, two column radiators, wall mounted TV point, contemporary light fitting to the diner, inset spotlights and tiled flooring.

**UTILITY /WC** Accessed from the kitchen is a handy utility area with an external door and window to the rear and a door to a further WC.

**LANDING** Spacious landing having a window to the front aspect, hatch to the large loft space with lighting, airing cupboard and doors off to;

**BEDROOM ONE** 12' 11" x 10' 11" (3.94m x 3.33m) Having a window to the rear aspect, three column radiator, built-in wardrobe, wall mounted TV point and carpet flooring.

**BEDROOM TWO** 12' 5" x 10' 11" (3.79m x 3.33m) Having a window to the rear aspect, three column radiator, two built-in wardrobes, wall mounted TV point and carpet flooring.

**BEDROOM THREE** 10' 11" x 12' 2" (3.34m x 3.73m) Having a window to the rear aspect, three column radiator, built-in wardrobe, wall mounted TV point and carpet flooring.

**BEDROOM FOUR** 9' 11" x 10' 2" (3.03m x 3.11m) Having a window to the front aspect, three column radiator, built-in wardrobe, wall mounted TV point and carpet flooring.

**DRESSING ROOM/OFFICE** 4' 10" x 6' 4" (1.49m x 1.94m) Having a window to the front aspect, three column radiator and carpet flooring.

**BATHROOM** 10' 5" x 10' 0" (3.18m x 3.07m) Four piece suite with brushed brass features, comprising of a spacious walk-in shower with sliding doors and a rain head shower, freestanding bath and freestanding mixer tap, heated towel rail, vanity unit wash hand basin with free standing tap and a push button flush WC. Two obscure glazed windows, shaver point, inset spotlights, wall lights, part tiled walls and tiled flooring.

**FRONT ASPECT** Tarmac driveway providing ample off road parking and leading to the garages, gravel bed with mature tree, side gate to the rear garden.

**GARAGES** Having up and over doors, the right hand garage having two windows to the side and a personnel door to the left garage which has a personnel door into the utility area.

**REAR GARDEN** The property boasts a spacious paved patio next to the house, complemented by a formal lawn with gravel borders and a diverse selection of established shrubs. Wood panel fencing and mature hedging define the boundary.

**AGENTS NOTE** Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller.







Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258. Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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