



## 19 Paget Road

, Melbourne, DE73 8JW

Offers In Excess Of £375,000





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## Property & Location

This beautifully presented four bedroom, three storey semi-detached house is situated on a sought after location in Melbourne. The property briefly comprises of hallway, cloakroom, kitchen/dining room, lounge, family bathroom, four bedrooms, master with en\_suite, off road parking and private rear garden. The property offers versatile family living and viewing is highly recommended.

Melbourne is a small Georgian market town in South Derbyshire about eight miles south of Derby and 8 miles from Ashby-de-la-Zouch. Meandering through the narrow streets is an absolute must, marvelling at the array of boutique shops, deli's and numerous pubs and restaurants, Amalfi White being highly recommended. For families, schools and leisure pursuits are in abundance and for the commuter, access to Derby, M42, M1 and A50 are all just the other side of Swarkestone Bridge. The area is well served by highly regarded schools including Chellaston Academy Secondary School and a number of schools in Melbourne. Private schools include Repton School, Repton Prep, Derby Grammar and Derby High.

## Accommodation

### Entrance Hallway

Having composite wooden front door, gas central heating radiator, Amtico flooring, stairs to first floor and doors leading to:

### Cloakroom/W.C.

Having double glazed opaque window to the front elevation, gas central heating radiator, low level W.C., wash hand basin and Amtico flooring.

## Kitchen/Dining Room

15'3" x 9'8" (4.67 x 2.95)

Having double glazed window to the front elevation, gas central heating radiator, contemporary wall and base units with complementing worksurfaces, inset sink and drainer, built in double electric oven, four ring gas hob, extractor hood, all integrated appliances, Amtico flooring and ample space for dining table.

## Lounge

16'6" x 10'2" (5.05 x 3.10)

Having double glazed window and double glazed French doors to the rear elevation, gas central heating radiator and Amtico flooring.

## First Floor

### Landing

Having stairs to second floor and doors leading to:

### Bedroom Two

13'4" x 9'7" (4.06m x 2.92m)

Having double glazed window to the rear elevation and gas central heating radiator.

### Bedroom Three

12'0" x 9'6" (3.66 x 2.92)

Having double glazed window to front elevation and gas central heating radiator.

### Bedroom Four

10'2" x 6'7" (3.12 x 2.01)

Having double glazed window to the rear elevation and gas central heating radiator.

### Family Bathroom

Having double glazed opaque window to front elevation, gas central heating radiator, pedestal wash hand basin, low level W.C, panelled bath with shower over and ceiling spotlights.

### Second Floor

With door to:

### Master Bedroom

20'11" x 17'10" into recess (6.38 x 5.44 into recess)

Having double glazed Dormer window to the front elevation, double glazed window to the rear elevation, two gas central heating radiators, fitted wardrobes, loft access and door leading to En-suite.

### En-Suite Shower Room

Having skylight window, low level W.C, pedestal wash hand basin, shower cubicle with mains fed shower, chrome heated towel rail and ceiling spotlights.

### Outside Front

Having single driveway with parking for two vehicles and side access to the rear garden.

### Outside Rear

The rear garden is mainly laid to lawn with slabbed steps, gravelled seating area, borders with plants and shrubs, garden shed and private fencing.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

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