



AUSTIN PROPERTY

MANAGEMENT SERVICES LTD



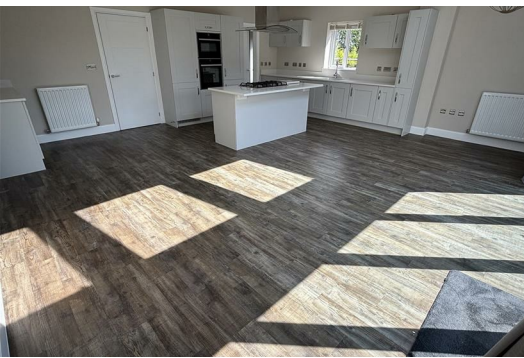
39 Stafford Close

, Melbourne, DE73 8LD

£2,750



An executive 5 bedroomed unfurnished detached house with gas central heating, upvc dbl glazing, parking & DBL GARAGE. The Acc. comprises: entrance hall, 3 reception rooms, large living/dining kitchen, utility, downstairs wc, 5 bedrooms, 2 ensuites & bathroom. To the rear & side are beautiful gardens.



The Accommodation comprises:

Composite part glazed front entrance door to -

Entrance hall
with upvc double glazed obscured windows to front, single central heating radiator, smoke alarm and Karndeian flooring.

Lounge
18'9" max x 12'4" max (5.72m max x 3.76m max)
with upvc double glazed bay window to front with roman blinds over. Fireplace with Oak surround, slate hearth and inset log burning fire. Single and double central heating radiators, CO alarm, telephone point, television aerial and beige fitted carpet.

Study
11'2" max x 11'0" (3.40m max x 3.35m)
with upvc double glazed bay window to front with roman blinds over. Fitted cupboards, double central heating radiator, television aerial and beige fitted carpet.

Downstairs wc
with 2 piece white suite consisting of a wall hung cloakroom basin and low level w.c, extractor, chrome towel central heating radiator and grey tiled flooring

Open plan living/dining kitchen
20'9" x 19'8" (6.32m x 5.99m)
with range of light grey base and wall units, granite worktops with tiled splashback and inset 1 ½ bowl stainless steel sink and drainer unit. Integrated appliances include double electric oven, 5 ring gas hob with extractor hood over, dishwasher, fridge and freezer. Upvc double glazed bi-folding doors to rear with curtain pole and curtains over, two double central heating radiators, automatic rain sensor velux windows to rear and Karndeian flooring.

Dining room
12'1" x 11'5" (3.68m x 3.48m)
with upvc double glazed french doors to rear with curtain pole and curtains over. Single central heating radiator and beige fitted carpet.

Utility room
7'5" x 5'4" (2.26m x 1.63m)
with range of light grey base and wall units, granite worktops with matching upstands and inset stainless steel sink. Potterton gas boiler, CO alarm, single central heating radiator and Karndeian flooring. Composite part glazed side entrance door.

Stairs & landing
with single central heating radiator, smoke alarm, loft access, cupboard and beige fitted carpet.

Bedroom 1
14'4" x 11'1" (4.37m x 3.38m)
with upvc double glazed windows to front and side with roman blinds over. Single central heating radiator, telephone point, television aerial and beige fitted carpet.

Dressing area
8'3" x 4'2" to wardrobes (2.51m x 1.27m to wardrobes)
with fitted wardrobes and beige fitted carpet.

Ensuite shower room
with 3 piece white suite consisting of a double sink vanity unit, low level w.c, shower cubicle with tiled surround and power shower over. Upvc double glazed obscured window to rear, chrome towel central heating radiator, extractor fan and laminate effect flooring.

Bedroom 2
12'7" x 8'4" (3.84m x 2.54m)
with upvc double glazed window to rear with roman blind over, single central heating radiator, single fitted wardrobe and beige fitted carpet.

Ensuite shower room
with 3 piece white suite consisting of a wall hung sink unit, low level w.c, shower cubicle with tiled surround and power shower over. Upvc double glazed obscured window to side, chrome towel central heating radiator, extractor fan and beige tiled flooring.

Bedroom 3
10'1" x 9'5" min (3.07m x 2.87m min)
with upvc double glazed window to rear with roman blind over, single central heating radiator, fitted wardrobe and beige fitted carpet.

Bedroom 4
10'3" x 8'2" (3.12m x 2.49m)
with upvc double glazed window to front with roman blind over, single central heating radiator, fitted wardrobes and beige fitted carpet.

Bedroom 5
9'7" x 7'5" (2.92m x 2.26m)
with upvc double glazed window to front with roman blind over, single central heating radiator, single wardrobe and beige fitted carpet.

Bathroom
with 3 piece white suite consisting of a wall hung washbasin, low level w.c, panelled bath with tiled surround and shower cubicle with power shower. Upvc double glazed obscured window to side, chrome towel central heating radiator and grey tiled flooring.

Outside
To the front of the house is driveway parking for several cars and a detached double garage.
To the rear is a beautiful, enclosed garden with patio, lawn and borders. To the side of the house there are borders previously used as vegetable gardens.

Additional information
HOLDING DEPOSIT £630.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

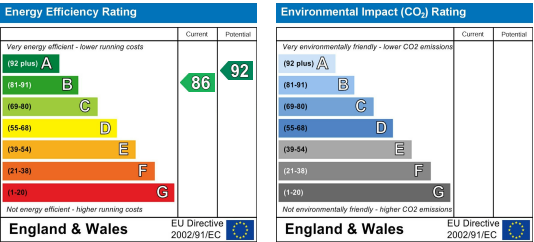
Area Map



Floor Plans



Energy Efficiency Graph



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PO Box 8533, Melbourne, Derby, DE1 9LG
Tel: 01332 862173 Email: info@austinproperty.co.uk www.austinproperty.co.uk