



Station Road, Melbourne



Freehold

£435,000



Key Features

- A Traditional Two Bedroom Detached
- Extended Kitchen + Separate Dining Room
- Good Size Lounge
- Two Piece Cloakroom/W.C.
- Two Double Bedrooms + Walk-In Wardrobe
- Modern Three-Piece Shower Room
- EPC rating U





Welcome to this charming traditional two bedroom detached home in the sought-after Melbourne location. This freehold property is being sold with no upward chain, making it an excellent opportunity for buyers looking for a hassle-free purchase.

The house has been extended to the rear, doubling the size of the kitchen and dining area, creating a spacious and modern living space. Throughout the property, you'll find a wealth of original features, including panelled internal doors and decorative cornice, adding to its character and charm.

As you enter the property, you'll be greeted by an abundance of natural light, flowing through the good-sized lounge with a feature fireplace. The generous reception space also includes a separate dining room and a conservatory, perfect for entertaining guests or enjoying the views of the landscaped rear garden.



The two good-sized double bedrooms offer plenty of space and storage options, with a walk-in wardrobe area and fitted furniture in the master bedroom. The modern three-piece shower room features a walk-in double shower cubicle with fully glazed shower screens, a floating Duravit toilet and an oak effect tiled floor.

The extended breakfast kitchen is a highlight of this home, with fitted units and integrated appliances including a dishwasher, washing machine, double oven, and combi microwave oven. The generous extended dining room provides ample space for family meals or social gatherings.

Outside, the landscaped rear garden offers a shaped lawn and an abundance of shrubs, flowers, and trees, all manicured to perfection. The extensive paved patio space is ideal for outdoor entertaining, and there is a bespoke built timber shed with power and lighting. The property also features a block-paved drive with off-road parking for three cars and secure gated access.

Located in Melbourne, this home offers a convenient lifestyle, with easy access to local amenities and transportation links. Don't miss out on the opportunity to make this house your home. Get in touch with our Melbourne team today to secure your private viewing.



ACCOMMODATION

ENTRANCE HALLWAY
3.55x1.93

LOUNGE
4.23x3.93+ bay window

CLOAKROOM/W.C
1.92x1.16

EXTENDED KITCHEN/DINER
4.54x2.85

EXTENDED DINING ROOM
5.86x2.82

CONSERVATORY
3.33x2.64

FIRST FLOOR ACCOMMODATION

BEDROOM ONE
4.24x3.70

BEDROOM TWO
3.65x3.35

WALK-IN WARDROBE
2.26x1.82 reducing to 0.83

REFITTED SHOWER ROOM
2.60x2.31

COUNCIL TAX BAND:-

The property is believed to be in council tax band:

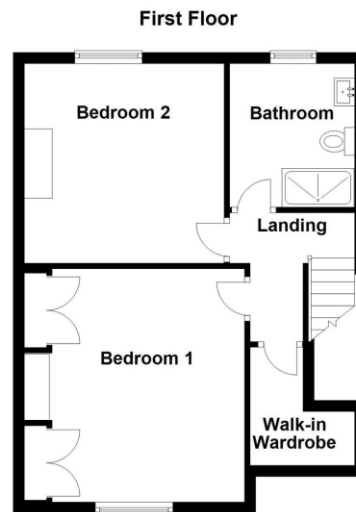
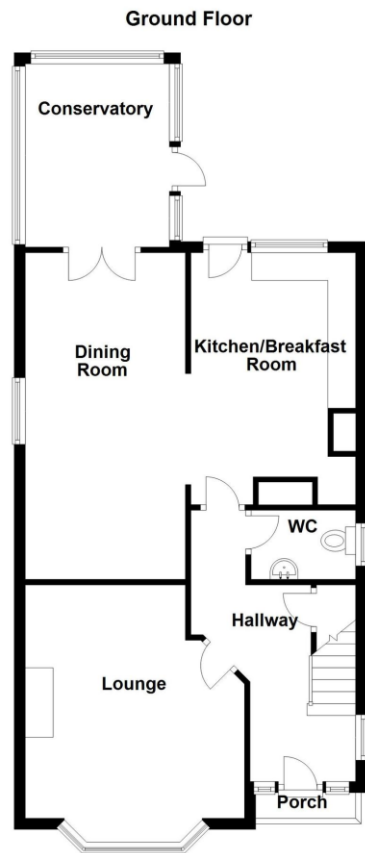
HOW TO GET THERE:-

Postcode for sat navs:

PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Floorplan



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