



Grange Close
Melbourne Derby



Property Description

A beautifully presented & extended three bedroom semi-detached family home with further planning permission for a two storey extension ref no DMPA/2022/0945 dates 4th July 2022. The property has off-road parking and private rear garden set within the heart of Melbourne village. The property has been fully renovated by the current owners, benefits from gas fired central heating system, UPVC double glazing and has accommodation to the ground floor briefly comprising:- Entrance hallway, downstairs shower room, newly fitted breakfast kitchen and lounge with feature log burning stove. To the first floor are three double bedrooms, useful storage cupboard and modern family bathroom. Externally, to the front of the property is a block paved driveway offering parking for up to three vehicles, a well maintained fore-garden with a variety of shrubs inset and hedging to the boundaries. There is a slabbed path leading down the side of the property to the rear garden which is a particular feature of the property and is laid mainly to lawn with a variety of shrubs inset, there is a slabbed patio and then a timber shed at the rear of the garden and decking area. Melbourne itself enjoys a high standard of amenities including the Sainsburys superstore, Post office, doctors and dentist surgery and a wide range of quality public houses and restaurants whilst being well placed for the commuter with East Midlands airport, Parkway railway station and major link roads

Entrance Hallway

Having a composite front door with two UPVC double glazed glass panels, UPVC double glazed Velux roof light to the side elevation & UPVC double glazed window to the side elevation. There are porcelain tiles throughout, open balustrade staircase and panelled doors leading to downstairs shower room, lounge and breakfast kitchen.

Ground Floor Shower Room

Having pedestal wash hand basin with built-in

storage & mirror unit over, low level W.C and walk-in shower cubicle with Rainhead showerhead over and an additional shower attachment, chrome heated towel rail and UPVC double glazed window to the front elevation, UPVC double glazed Velux roof light to the side elevation and built-in store cupboard.

Breakfast Kitchen

15' 8" x 12' 4" (4.78m x 3.76m)

A modern fitted kitchen having a range of matching wall and base units with granite work surfaces over and a range of integrated appliances including dishwasher, washing machine, tumble dryer, space for fridge/freezer, composite wash hand basin with chrome mixer tap over and electric fan assisted oven with gas hob over and extractor fan head over with tiled splashback. There is a UPVC double glazed window to the side elevation and UPVC double glazed French doors giving access into the garden, central heating radiator and built-in Breakfast unit with solid oak work surfaces over.

Lounge

17' 9" x 11' 2" (5.41m x 3.40m)

A dual aspect room with UPVC double glazed windows to the front and rear elevation, two central heating radiators and dual fuel log burning stove with oak mantle over.

First Floor Landing

Giving access to useful store cupboard.

Master Bedroom

Having central heating radiator, built-in store cupboard and UPVC double glazed window to the front elevation

Bedroom Two

11' 1" x 9' 1" (3.38m x 2.77m)

Having central heating radiator, UPVC double glazed window to the front elevation and built-in storage.

Bedroom Three

Having central heating radiator and UPVC double glazed window to the rear elevation giving aspect over the garden.

Family Bathroom

Being fully tiled and having a three piece modern suite comprising of low level W.C, pedestal wash hand basin, panelled bath with showerhead over, chrome heated towel rail, extractor fan and UPVC double glazed windows to the side and rear elevation.

Outside

Externally, to the front of the property is a block paved driveway offering parking for up to three vehicles, a well maintained fore-garden with a variety of shrubs inset and hedging to the boundaries. There is a slabbed path leading down the side of the property to the rear garden which is a particular feature of the property and is laid mainly to lawn with a variety of shrubs inset, there is a slabbed patio and then a timber shed at the rear of the garden and decking area.

Planning Permission

The property has planning permission for the erection of a rear two storey and single storey extension. Planning permission was granted 4th July 2022 and the plan will provide an extension off the existing kitchen to the rear for seating and dining and a utility room. To the first floor the planning provides a further double bedroom. The plans can be obtained through Ashley Adams on 01332 865568.







To view this property please contact Ashley Adams on

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EPC Rating: C

Tenure: Freehold

view this property online [ashleyadams.co.uk/Property/MEL203209](https://www.ashleyadams.co.uk/Property/MEL203209)



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Property Ref: MEL203209 - 0006