



Earp Way
Melbourne Derby



Property Description

A well-presented three bedroom semi detached family home with off road parking, detached brick garage and well landscaped garden. The property has a gas fired central heating system, upvc double glazing and briefly comprises:- Entrance hall, lounge, spacious dining kitchen with French doors to the garden, built in store & cloaks/w.c. To the first floor is the landing with airing cupboard and loft access, three bedrooms, master and bedroom three with fitted wardrobes and bathroom which can be accessed directly off the master bedroom or off the landing. Outside: - To the front of the property is a low maintenance fore garden inset with shrubs, block paved front door area with covered storm porch. To the side is a tarmac driveway leading to a detached brick pitch roof garage with up and over door light and power.

To the rear is an enclosed garden with paved path and patio, shaped lawn flanked with shrubs, gravelled area to the side and rear of the garage and an outside tap. 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 Hall

Having a front composite panelled entrance door leading to the entrance hall with stairs off to the first floor, panelled door off to:-

Lounge

15' Max x 12' Max (4.57m Max x 3.66m Max)

Having UPVC double glazed window to front elevation, two radiators, open wall recess shelving, panelled door off to:-

Dining Kitchen

19' 3" max x 15' 3" max (5.87m max x 4.65m Max)

Having two UPVC double glazed windows to the rear & double opening UPVC double glazed French door to the side giving access to the garden. The kitchen area is fitted with a range of matching base and wall units with laminated work surfaces over & matching upstands. Inset single drainer one and a quarter bowl stainless steel sink unit with chrome lever tap over, plumbing and space for automatic washing machine, space for fridge freezer, integrated electric fan assisted oven and grill, four burner gas hob and extractor hood, integrated Neff microwave, inset spotlights to the ceiling, ceramic tiled flooring, two radiators and dining area. A panelled door leads to built in store and a further panelled door leads to:-

Cloaks/w.C

Having a two piece modern white suite comprising:- low level w.c, wash hand basin with tiled splashback, radiator, ceramic tiled flooring continues through from the kitchen, extractor fan and wall mounted Ideal boiler provides the property with domestic hot water and central heating.



Landing

Having loft access, upvc double glazed window to the side, open spindled balustrade and radiator, airing cupboard with pressurised hot water cylinder.

Bedroom One

13' 3" to wardrobes x 9' 4" (4.04m to wardrobes x 2.84m)

Having upvc double glazed window to the rear, radiator, two double door fronted fitted wardrobes incorporating hanging rails and shelving, radiator and panelled door leading to :-

Bathroom

Having access off the master bedroom and off to landing. Comprising a four piece modern white suite comprising:- double width shower cubicle with mains chrome shower over and sliding glazed shower door (fully tiled to cubicle), pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap & w.c. Part ceramic tiled walls, tiled flooring radiator and extractor fan.

Bedroom Two

10' 5" x 7' 11" (3.17m x 2.41m)

Having upvc double glazed window to the front elevation and radiator.

Bedroom Three

7' x 6' 9" (2.13m x 2.06m)

Having upvc double glazed window to the front elevation, radiator, double door fronted fitted wardrobe over the stair bulkhead with hanging rails and shelf.

Outside

To the front of the property is a low maintenance fore garden inset with shrubs, block paved front door area with covered storm porch. To the side is a tarmac driveway providing off road parking for three vehicles leading to a detached brick pitch roof garage with up and over door light and power.

To the rear is an enclosed garden with paved

path and patio, shaped lawn flanked with shrubs, gravelled area to the side and rear of the garage and an outside tap.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Tenure: Freehold

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