



Stafford Close
Melbourne Derby





Property Description

A well-presented and appointed double fronted five-bedroom detached family home within the very popular and sought after village of Melbourne. The property is nestled to the rear of the small development and boasting field views to the front aspect with south facing rear garden. Benefiting from UPVC double glazing, gas fired central heating, air conditioning throughout the first floor, timber outbuilding, double detached garage and remainder of NHBC warrantee. The accommodation briefly comprises to the ground floor. Spacious entrance hall with central staircase, study/playroom, lounge, dining room, high specification open plan kitchen living space, utility and downstairs cloakroom. To the first floor a galleried open landing, 20' bedroom with dressing area and ensuite, double room with fitted wardrobes and ensuite, a further three substantial bedrooms and family bathroom Outside: To the front is a block paved driveway and detached double garage, mature planting to fore garden with path leading to inset storm porch and outside lighting. To the rear is a substantial south facing garden with mature planted boarders decorative Cotswold buff stones. Tastefully designed curved patio area with entertaining space directly from French doors and lawned area, additional benefit of a timber outbuilding which has been beautifully designed with power, lighting and air conditioning. Ideal for a summer house or home business.

Entrance Hallway

The property is entered via composite front door with glazed windows to both sides and has stairs case to the first floor, ceramic tiled flooring, under stairs cupboard and doors off to the study, lounge, kitchen diner and downstairs W.C., dual aspect storage cupboard and a radiator.

Lounge

17' 2" x 11' 3" extending to 26' 4" Includes dining room (5.23m x 3.43m extending to 8.03m Includes dining room)
Having window to the front elevation with field views, log burning multi-fuel stove with marble hearth and oak feature mantle, Karndean flooring, a radiator and leads to the dining room via internal French doors.

Dining Room

9' 8" x 11' 7" (2.95m x 3.53m)
Having ceramic tiled flooring, French doors leading out to the rear patio, a radiator and side door leading to the kitchen.

Study

Having window to the front elevation with field views and window to the side elevation, Karndean flooring and a radiator.

Downstairs W.C

Having low level W.C, ceramic tiled flooring, pedestal wash hand basin with chrome mixer tap over, tiled splashbacks and a radiator.

Kitchen/ Diner

21' 8" x 18' 4" Max extending to 12' 1" (6.60m x 5.59m Max extending to 3.68m)
Having ceramic tiled flooring, inset spotlights, French doors leading to the rear garden, two windows to the sides and a window to the rear, modern fitted wall, base and tall units with quartz work surfaces and upstands, breakfast bar, integrated appliances include double electric oven, dishwasher, fridge freezer and five ring gas hob with stainless steel extractor over and chrome fitted sockets.

Utility Room

8' 4" x 5' 5" (2.54m x 1.65m)

Having ceramic tiled flooring, quartz work surface with inset stainless-steel sink with chrome mixer tap over, inset spotlights, under counter space and plumbing for washing machine and space for washer/ dryer, continuation of the wall and base units from the kitchen, wall unit housing the boiler and door leading to the side driveway.

First Floor Landing

12' 11" x 9' (3.94m x 2.74m)

Being a U-shaped feature gallery landing with storage cupboard and loft access.

Master Bedroom

20' 9" Max x 11' 11" (6.32m Max x 3.63m)

Having window to the front elevation, a radiator, air conditioning unit, USB charging points, feature wall lighting and sliding fitted wardrobes with floor to ceiling mirror door.

En Suite

Having partly tiled walls, wall mounted ceramic sink with chrome mixer tap over, a radiator, window to the rear, sliding glazed shower enclosure with thermostatic dual shower head, Karndean flooring and inset lighting.

Bedroom Two

11' 7" x 8' 9" (3.53m x 2.67m)

Having window to the rear, built-in sliding wardrobes and a radiator.

En Suite

Having window to the rear, partly tiled walls, a radiator, Karndean flooring, wall mounted sink with chrome mixer tap over, low level W.C, fully tiled shower enclosure with glazed sliding door and inset spotlights.

Bedroom Three

11' 10" x 9' 5" (3.61m x 2.87m)

Having window to the front and a radiator.

Bedroom Four

10' 5" x 9' 6" (3.17m x 2.90m)

Having window to the front and a radiator.

Bedroom Five

8' 10" x 8' 9" (2.69m x 2.67m)

Having window to the rear and a radiator.

Family Bathroom

Modern four-piece suite, part tiled, window, radiator, enclosed shower unit. full matching tiles with thermostatic shower. ceramic tiled floor, modern wall hung ceramic sink unit with chrome mixer tap over and low level wc.

Outside

To the rear is an enclosed garden with lawned area, feature stones and mature planting to the border, patio area with entertaining areas, power, outside tap and gated access leading to the side driveway. There is also a patio and pathway leading to a landscaped area and outbuilding.

Outbuilding

15' 8" x 9' 1" (4.78m x 2.77m)

Being a timber built, double fronted with double doors and windows to the side, light, power and air conditioning.

Double Detached Garage

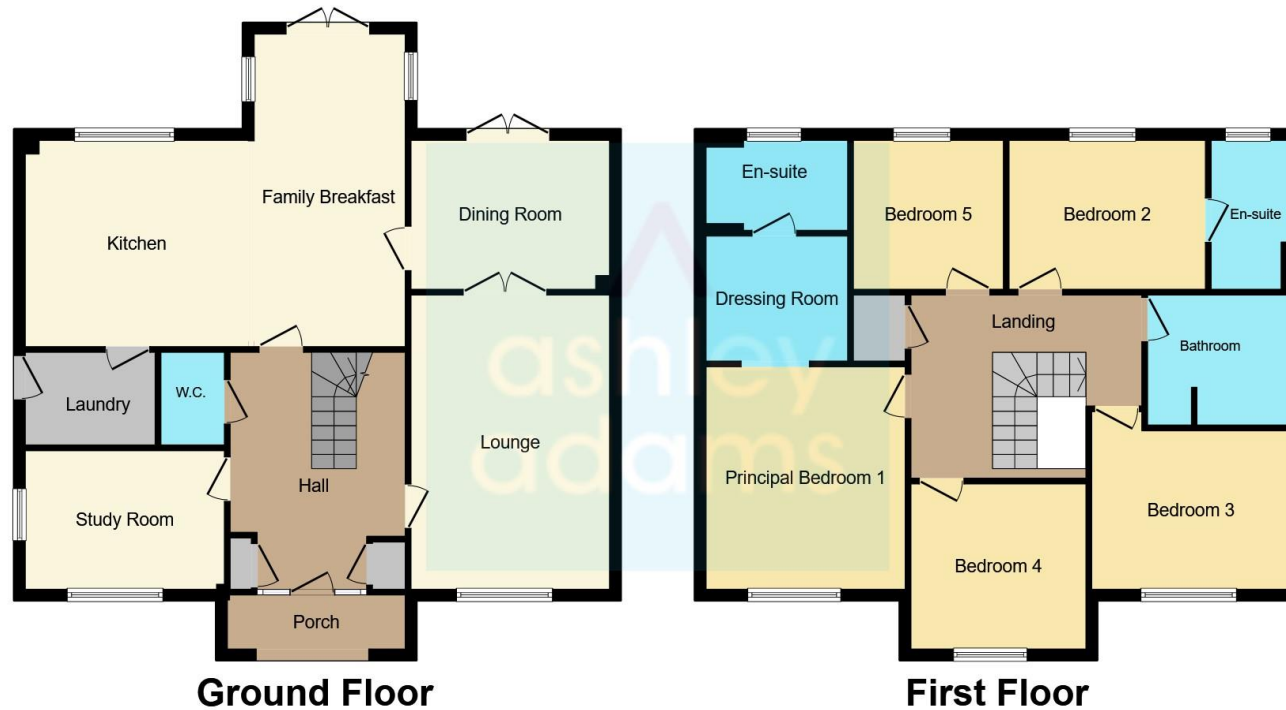
20' 1" x 19' 9" (6.12m x 6.02m)

Having roof eave storage, light and power and two up and over doors.









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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EPC Rating: B

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Property Ref: MEL204779 - 0008