



Nettlefold Crescent
Melbourne Derby



Property Description

High specification, modern three-bedroom detached home with private garden, off road parking and storage. A luxury appointed home has been designed for an open plan living with high end materials throughout. With LVT flooring which flows through the entirety of the downstairs, UPVC double glazing throughout, recently fitted high spec kitchen with quartz worktops and fully integrated appliance. The property briefly comprises; entrance hall, downstairs cloakroom W.C, open plan lounge / dining kitchen. To the first floor, master bedroom with en-suite and two further bedroom, bathroom and airing cupboard. The outside; to the front a low maintenance tarmac driveway with sloped pathway leading to the front door and porch. Dual gated access to the rear garden, with fully fenced low maintenance private garden, railway sleeper boarders with mature planting, two patio entertaining areas and to the rear a Cotswold buff stone leads you to outside power, water tap and fitted shed storage.

Lounge/ Diner/ Kitchen

Irregular Shaped Room 14' 2" max x 25' 7" (4.32m max x 7.80m)

Being an open plan lounge/ dining/ kitchen.

The lounge has a window to the front elevation, French door to the side elevation leading to the side and rear garden, inset spotlights, two radiators and a window to the rear elevation.

The kitchen/ diner is fitted with a range of wall and base units with quartz work surfaces over and matching upstands, integrated appliances include fridge freezer, Hotpoint dishwasher, washing machine, induction hob and electric fan oven, glass splashback, built-in extractor hood, door leading to the understairs storage cupboard, LVT flooring and vertical radiator.

Entrance Hallway

Having inset spotlights, vertical radiator and LVT flooring.

First Floor Landing

Having an airing cupboard and loft access.

Bathroom

Having an obscured shaped bath with chrome mixer tap over, thermostatic shower over, fully tiled with ceramic tiled flooring, window to the front elevation, vanity wash hand basin with chrome mixer tap and low-level W.C and tall towel radiator.

Master Bedroom

14' 3" x 8' (4.34m x 2.44m)

Having windows to the front elevation with fitted shutters, a radiator, inset spotlights and door to the en suite.

En Suite

Being fully tiled with a window to the rear elevation, vanity wash hand basin with mixer tap over, low level W.C, shower enclosed with thermostatic shower, towel handrail and inset spotlights.

Bedroom Two

8' 9" x 10' 3" (2.67m x 3.12m)

Having window to the side and rear elevations, inset spotlights and a radiator.

Bedroom Three

6' 5" x 6' 8" (1.96m x 2.03m)

Having windows to the front elevation, a radiator, inset spotlights and fitted shutters.

Cloakroom

Having a radiator, low level W.C, vanity wash hand basin with chrome mixer tap and windows to the front and side elevation.

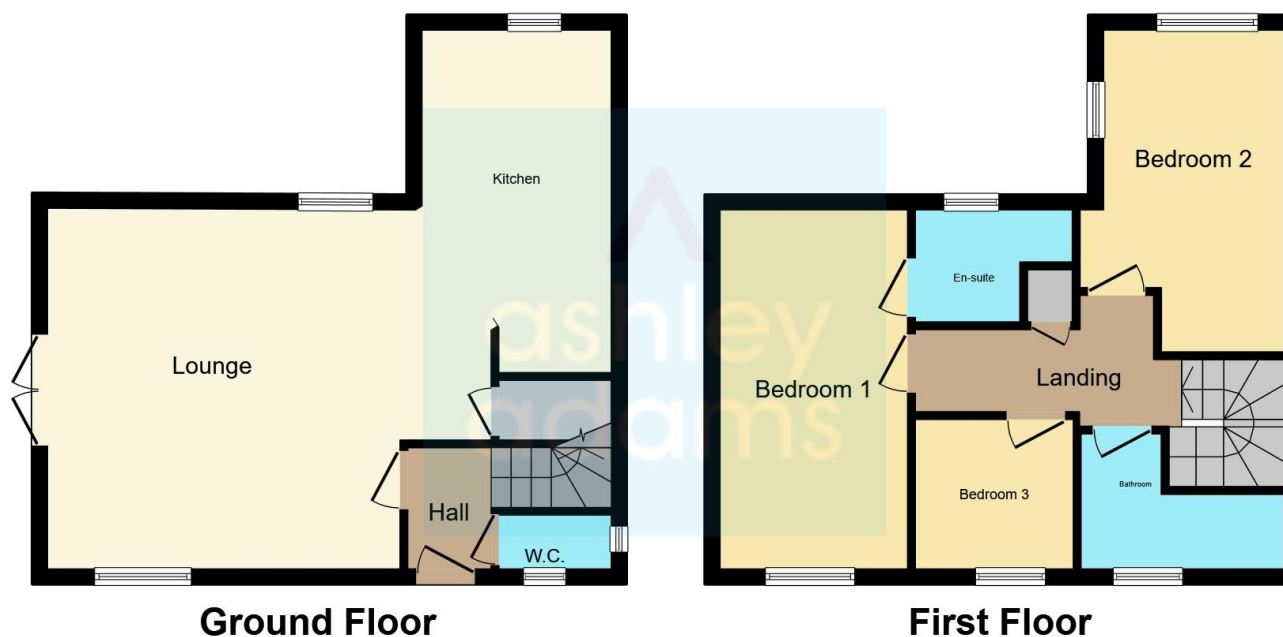
Outside

To the front a low maintenance tarmac driveway with sloped pathway leading to the front door and porch. Dual gated access to the rear garden, with fully fenced low maintenance private garden, railway sleeper borders with mature planting, two patio entertaining areas and to the rear a Cotswold buff stone leads you to outside power, water tap and fitted shed storage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure:Freehold

EPC Rating: B

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