



Palmerston Court
Melbourne Derby



Property Description

A stunning three storey four bedroom semi detached family home, built in 2004 by a local small building firm to a high standard with a mix of stone and brick to complement this highly desirable central Melbourne location. The garden is a blank canvass for prospective purchasers to create and plant to their requirements and is particularly private. It is a light filled house, very close to the centre of the village and its amenities but also very quiet in its slightly set back location. In brief the accommodation comprises:- Entrance hall, cloaks/w.c, lounge, fitted kitchen diner with integrated appliances. To the first floor are three well proportioned bedrooms, two of which have fitted wardrobes and family bathroom. To the second floor is the master bedroom suite with walk-in-wardrobes and en suite shower room.

This fantastically located home is nestled to the far end of the close, within walking distance of all local amenities in Melbourne. Boasting a substantial fore garden with recently installed low level fencing and gate access that leads you to the beautiful stone facade side facing entrance porch and rear garden via a gated entrance. The front garden is mainly laid to lawn with paved pathway, dedicated bin store behind. To the rear is a substantial fully fenced private rear garden with patio, the property also benefits from outside lighting and a water tap to the rear garden. To the front is a detached brick and slate garage with side width parking for two cars.

Entrance Hall

Via a timber cottage style front door with framed frosted glazed windows to each side, you are welcomed into a light and spacious hallway with elevated pitched ceiling with exposed timber beams and feature wall light and two radiators, which leads you to a cloakroom, lounge and dining kitchen and staircase to the first floor.

Cloakroom

The cloakroom sits to the front elevation of the property. With ceramic tiled flooring, low level w.c, pedestal wash hand basin with chrome mixer tap over, radiator, distorted double glazed timber window to the front aspect, and a range of fitted matching cupboards for extra storage and housing the fuse board.

Lounge

14' 6" x 13' 10" into chimney recess (4.42m x 4.22m into chimney recess)
With two timber double glazed sash windows to the front aspect, radiator, feature wall lights, inset spotlights. With a central feature Marble hearth & mantle gas fire.

Kitchen / Diner

12' 2" into entrance recess x 21' 3" (3.71m into entrance recess x 6.48m)
U shaped fully fitted solid timber shaker style kitchen in a range of drawer line base units and matching wall units (housing the boiler). With ceramic tiled floor and tiled splashback, laminate worktop and stainless steel 1 1/4 sink and drainer. Integrated appliances include; Blomberg dishwasher, Indesit washing machine, Bosch fridge, Bosch freezer, Bosch tumble dryer, Bosch electric oven, five ring gas hob with stainless steel chimney hood extractor. A timber double glazed window to the rear aspect with double glazed timber French doors leading to the rear patio and garden. With inset spotlights, radiator.

First Floor Landing

Spacious and bright landing with window to the front elevation and low level fitted corner storage cupboard. With timber balustrade, radiator, the landing leads to bedrooms 2,3 & 4, family bathroom and second staircase to the second floor.

Bedroom Two

14' 1" into wardrobes x 10' 3" (4.29m into wardrobes x 3.12m)

Substantial double bedroom with fitted wardrobes, with radiator and double glazed timber window to the rear elevation.

Bedroom Three

13' 11" into wardrobes x 7' 9" (4.24m into wardrobes x 2.36m)

To the front of the property offers bedroom three, with front elevation timber double glazed window, radiator and four fitted wardrobes and shelving unit.

Bedroom Four

12' 1" x 6' 11" (3.68m x 2.11m)

The fourth bedroom sits to the rear of the property with timber double glazed window to the rear aspect overlooking the garden.

Family Bathroom

10' 1" x 6' 5" (3.07m x 1.96m)

A well appointed modern four piece bathroom suite, with panelled bath fitted chrome mixer tap and shower attachment, tastefully fitted vanity unit with inset basin with chrome mixer tap over and below cupboard storage, laminate worktop over, the vanity unit continues to house a hidden low level WC cistern. With fully enclosed glazed shower cubical that has been fully tiled and chrome thermostatic shower which offers instant hot water from the central heating system. The bathroom has ceramic tiled flooring, with matching wall tiles for splashback and shower enclosure. With timber distorted glazed window to the side elevation.

Second Floor Landing

Giving access to the master bedroom and shower room/en-suite.

Master Bedroom

14' x 15' pitched ceiling (4.27m x 4.57m pitched ceiling)

A grand master bedroom with roof window to rear elevation and double glazed timber window to side elevation, two radiators and walk in storage cupboard / wardrobe.

Shower Room / En-Suite

Modern shower room with ceramic tiled flooring, part tiled walls including fully tiled

shower enclosure with electric shower, low level wc and fitted vanity unit with fitted wash stand with chrome mixer tap over, storage cupboard and laminate top.

Outside

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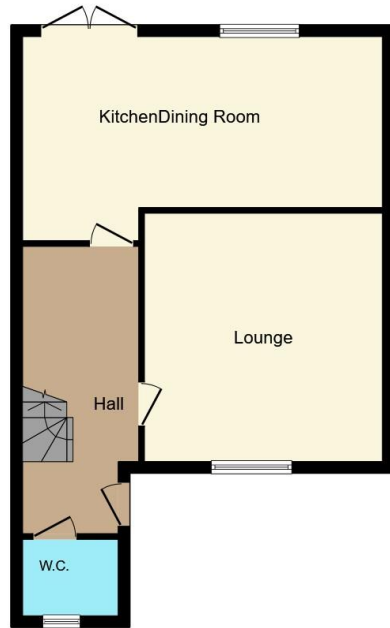
Detached Garage

Located to the front of the property on approach to the left hand side is a detached single brick and slate roofed garage. The garage has a timber up and over door, extensive eaves space for storage , light, power and window to the north side.





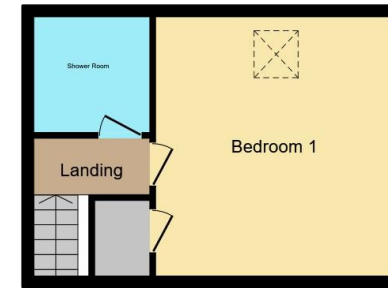




Ground Floor



First Floor



Second Floor

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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