



Oaklands Way
Melbourne Derby



Property Description

Fantastic opportunity to acquire a three-bedroom detached home, located within a prime location, sitting on a generous plot with scope to further develop subject to planning. A fantastic, located family home only a stone's throw from the local school and short walk to Melbourne's boutique shops, restaurants and local amenities. The property has been well maintained, with part converted garage for an office space nestled within the garden setting, also benefits UPVC double glazing throughout and gas central heating.

In brief the property comprises; entrance hall, lounge, kitchen diner, utility/cloakroom, first floor landing, master bedroom with walk in wardrobe, two further bedrooms and family bathroom. Outside, sizeable front lawn with driveway leading to the garage and gate leading to the rear garden, with south facing landscaped garden to the rear.

Entrance Hall

Entrance hall via a storm porch on the outside of the property and via a UPVC double glazed door and side window, with ceramic tiled flooring, radiator, inset spotlights, leads off to the lounge to the front of the property, dining kitchen to the rear, stairs and cloakroom.

Lounge

16' 8" x 10' 9" (5.08m x 3.28m)
Beech laminate flooring, two radiators, UPVC double glazed windows to the front elevation, electric feature fire with marble hearth and timber mantel.

Kitchen/Diner

16' 6" x 9' 9" (5.03m x 2.97m)
Cream country cottage shaker style kitchen with a range of matching base and wall units, breakfast bar area, laminate worktops, tiled splashback, inset spotlights, composite sink with drainer and mixer tap over. Integrated appliances include electric oven, gas hob, fitted extractor fan, space for undercounter fridge, radiator, UPVC patio doors leading out to the garden, space for a dining table.

Cloakroom

5' 9" x 5' 9" (1.75m x 1.75m)
Having plumbing for a washing machine, low level wc, wall hung sink with taps, radiator and window to side elevation, shaker style wall cupboards, ceramic tile flooring matching the hallway.

First Floor Landing

Having a UPVC double glazed window to the side elevation, radiator, airing cupboard housing the boiler, loft access, landing leads off to three bedrooms and the family bathroom.

Master Bedroom

16' 6" into open cupboard space x 10' (5.03m into open cupboard space x 3.05m)

Two double glazed UPVC windows to the rear, radiator, open walk-in wardrobe (which used to be a shower room, so there is access to plumbing should somebody wish to convert it back).

Bedroom 2

11' 7" x 11' (3.53m x 3.35m)

With radiator and UPVC double glazed window to the front elevation.

Bedroom 3

7' 11" x 6' 11" (2.41m x 2.11m)

With radiator and UPVC double glazed window to the front elevation.

Bathroom

Fitted with a peach three-piece suite, vinyl flooring, fully tiled, low level wc, wash hand basin, bath with a tiled panel to match with glass screen and electric shower over, radiator, UPVC double glazed window to the side elevation.

Outside

A substantial wraparound plot, the front is mainly laid to lawn with wild flowers, tandem driveway leading to single garage. The rear is partly walled which is accessed via a gate, water tap and patio area directly outside the kitchen/diner. The rear is mainly lawned with a lower patio area which leads you to :-

Outside Room

9' 3" x 7' 3" (2.82m x 2.21m)

Having light and power and a patio timber door.

Garage

16' 11" x 8' 8" (5.16m x 2.64m)

Light and power, extra eaves storage and up and over door.









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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