



Paget Road
Melbourne Derby



Property Description

This stunning house needs to be viewed to fully appreciate its thoughtful upgrades for a modern living. Well maintained and loved by its current owners. Offering a modern living with fantastic functionality.

Nestled in the highly sought-after and picturesque village of Melbourne, this immaculately presented home offers a contemporary high spec open plan living, flooded with natural light, the downstairs space has been cleverly designed to incorporate lounge, diner and kitchen giving direct access via French doors to the beautifully landscaped mature garden. Located behind the green of the local bowls club which boasts a very private rear garden. Originally a three bedroom property, it has been tastefully reimagined to create two generous double rooms which could easily be converted back to three bedrooms. The property also benefits from house alarm, upvc double glazing throughout and gas central heating, and boasts an outside studio room with light and power.

In brief the property comprises; Entrance Hall, cloakroom, open plan lounge / diner / kitchen. To the first floor, landing, two double bedrooms, master with en-suite and a main bathroom. Outside; with front and rear landscaped gardens, driveway, outside studio and shed.

Entrance Hallway

Part glazed entrance door, wood effect laminate flooring that continues through to the cloakroom, central heating radiator, inset spotlights.

Cloakroom

Double glazed window to front elevation, ceramic pedestal corner wash hand basin, low flush WC, inset spotlights, central heating radiator and laminate flooring.

Lounge / Diner

26' 5" x 12' 1" (8.05m x 3.68m)

You are welcomed in to a 26' room, a spacious living and entertaining area flooded with natural light. Double glazed windows to front and side elevations and French patio doors leading to the landscaped rear garden, central heating radiator and under stairs storage cupboard. Lounge space leads you through to the open plan fully fitted kitchen.

Note: understairs storage door has been upgraded to allow for extra door height.

Kitchen

15' 3" x 8' 10" (4.65m x 2.69m)

High specification modern cream slab kitchen in a range of base and wall units with tiled splashback, the kitchen has been upgraded further with additional extras including, induction hob, boiling hot water tap with filtered water, wine cooler, inset spotlights, feature undercounter lighting and additional matching wall cupboards that extend into the dining space. Integral appliances also include; Fridge freezer, electric oven with chimney extract over, dishwasher and washer dryer.

First Floor Landing

With inset spotlights, open balustrade, storage cupboard, cream carpet, with access to the loft via a fitted pulldown loft ladder. The loft is half boarded and fully insulated.

Bedroom One

12' 1" x 12' 3" (3.68m x 3.73m)

Double glazed window to front elevation, built in cupboard, fitted wardrobes and drawer units and central heating radiator.

En-Suite

Double glazed window to front elevation, ceramic tiled flooring, modern glazed shower enclosure with chrome thermostatic shower, chrome heated towel rail, pedestal wash hand basin with chrome mixer tap over, low level w.c, inset spotlights.

Bedroom Two

15' 4" x 7' 7" (4.67m x 2.31m)

Two double glazed window to rear elevation, two central heating radiators.

This bedroom has been re-designed from two bedrooms into one large double bedroom and can be easily placed back to three bedrooms.

Family Bathroom

Double glazed window to side elevation, ceramic tiled flooring, fitted panel bath with electric shower over and shower screen, pedestal wash hand basin, low flush WC, fully tiled walls and chrome heated towel rail.

Outside

To the front

Low maintenance landscaped front garden, driveway to the side providing off street parking, timber gate leading to rear garden.

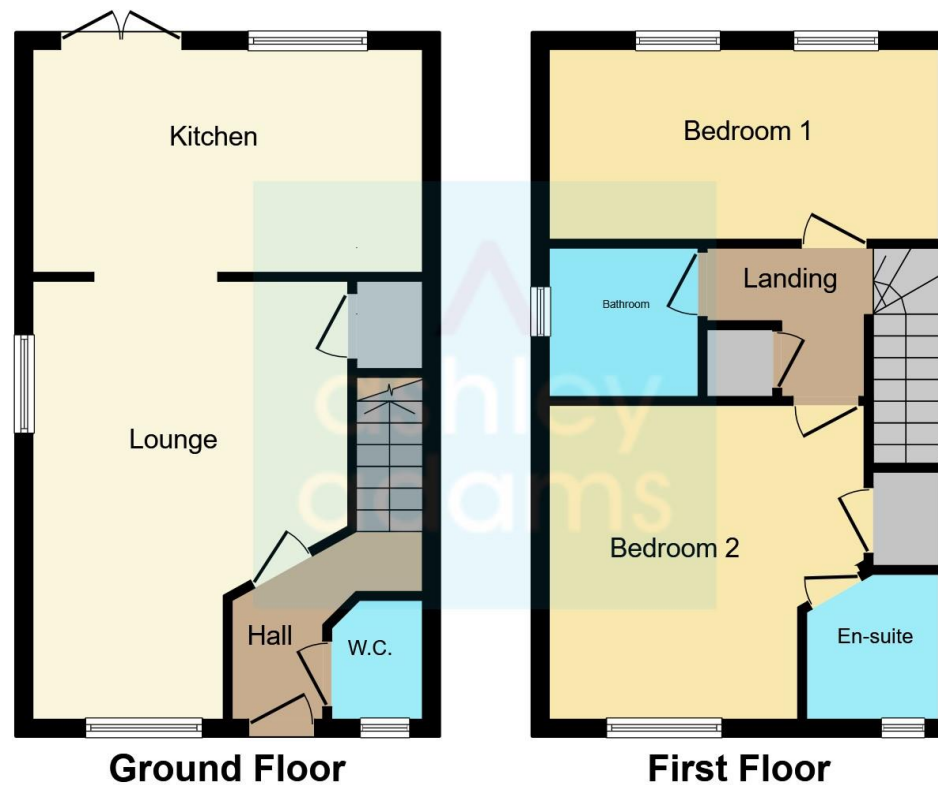
To the rear

The private rear landscaped garden is a true oasis, featuring chunky railway sleeper flower beds, raised decking and patio entertaining spaces. Extra space has been cleverly created for an enclosed gated area for bins and shed. With light and water to the outside of the property.









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