



Victoria Street  
Melbourne Derby





## Property Description

A beautifully presented, extended and modernised period home with a generous garden, useful brick outbuildings, newly installed gas fired central heating system and double glazing (where specified). The property has a wealth of period features combined with re-fitted contemporary kitchen and bathroom fittings and offers spacious accommodation throughout and briefly comprises:- Entrance hall, lounge, stunning open plan living kitchen with quartz work surfaces and integrated appliances, dining and living areas together with access to cellar. To the first floor the property has two generous double bedroom and re-fitted bathroom. Outside:-The property has a shared covered passage to the side with gate leading into the rear garden. The rear garden is a particular feature of the property with majority lawned garden leading to two useful timber sheds to the very rear and three further brick stores close to the rear of the property, one of which has plumbing for automatic washing machine, light and power.

## Entrance

Front UPVC double glazed entrance door with opaque glazing and fanlight over, leading to:-

## Entrance Hallway

A particular feature of the ground floor is the high quality LVT herringbone laid style flooring which runs through the entire ground floor. Stairs are off to the first floor and panelled door to:-

## Lounge

10' 8" max into chimney breast recess x 12' 1" ( 3.25m max into chimney breast recess x 3.68m )

A particularly light and airy room having UPVC double glazed windows to the front elevation, with LVT flooring continuing from the entrance hall, ornamental opening to the chimney breast, glazed panel giving borrowed light to the kitchen/dining/living room, anthracite coloured vertical contemporary panel radiator.

## Living Kitchen

12' 11" x 11' 2" ( 3.94m x 3.40m )

The entrance hall leads off into this stunning open plan living kitchen dining area, all open plan and finished to a high specification. Professionally designed and fitted kitchen with a range of matching base units to one side with quartz work surfaces and matching upstands, integrated electric fan assisted oven, five burner gas hob, double width Stoves extractor hood, integrated Electrolux washing machine, slimline dishwasher, inset one and quarter bowl acrylic sink unit with mixer tap over. To the opposite side there is a full height unit built to incorporate an American style fridge freezer with storage cupboards either side and above, contemporary anthracite vertical radiator, LVT flooring continuing through from the entrance hall, open shelving to the chimney breast recess, inset spotlights to the ceiling, wide opening to :

## Living/Dining Area

13' 2" x 8' 5" ( 4.01m x 2.57m )

Having triple anthracite coloured bifold doors to the rear, giving access and superb aspect over the stunning rear garden, central heating radiator and LVT flooring continuing through from the kitchen, inset spotlights and housed to a wall unit is the boiler providing domestic hot water and central heating. Panelled door gives access to:-

## Cellar

14' 6" x 11' 11" ( 4.42m x 3.63m )

Light and power and shelf storage to the top of the stairs, replacement timbers exposed beneath the ground floor, coal chute with wrought iron hatch over, light and power points, fuse box, gas and electric meter, with light and power this space provides ample storage.

## First Floor

Open spindled balustrade to the landing, pull down loft ladder to majority boarded out loft with light and power, central heating radiator, double door fronted cupboard.

## Bedroom One

12' x 14' 2" max into chimney breast recess ( 3.66m x 4.32m max into chimney breast recess )

UPVC double glazed window to the front elevation, this is a particularly light room with further open shelving to the chimney breast recess, central heating radiator.

## Bedroom Two

12' 9" max into chimney breast x 11' 4" ( 3.89m max into chimney breast x 3.45m )

Having UPVC double glazed window to the rear giving aspect over the garden, central heating radiator, original fitted double door cupboard to the chimney breast recess and open shelving to the opposite side.

## Bathroom

Spacious bathroom with a four-piece modern white suite comprising double width glazed cubicle with rain head and separate shower attachment, ceramic tiled splashbacks fully tiled to the cubicle, wash hand basin fitted to vanity unit with storage drawers beneath and mixer tap over, fitted mirror light to the sink, low level wc, panelled bath with side mounted mixer taps, wall mounted double railed heated towel rail, UPVC double glazed opaque window to the rear elevation, inset spotlights to the ceiling, extractor fan. Oversized porcelain tiled flooring give a lovely finish to

the room.

## Outside

Side covered shared passage with gated access into the rear garden. The rear garden has been re-landscaped with a crazy paved patio beyond the bifold doors, dwarf brick wall with raised lawn flanked with borders inset with a variety of mature trees and shrubs leading all the way down the garden. There are also three useful brick sheds.

## Shed One

9' x 5' 9" ( 2.74m x 1.75m )

Particularly useful with light, power and water - this shed has been used as utility room in the past.

## Shed Two

Useful brick storage shed with light.

## Shed Three

Outside toilet with a high level wc.

## Rear Garden

## Timber Shed One

7' 5" x 12' 4" ( 2.26m x 3.76m )

Double door opening to the front.

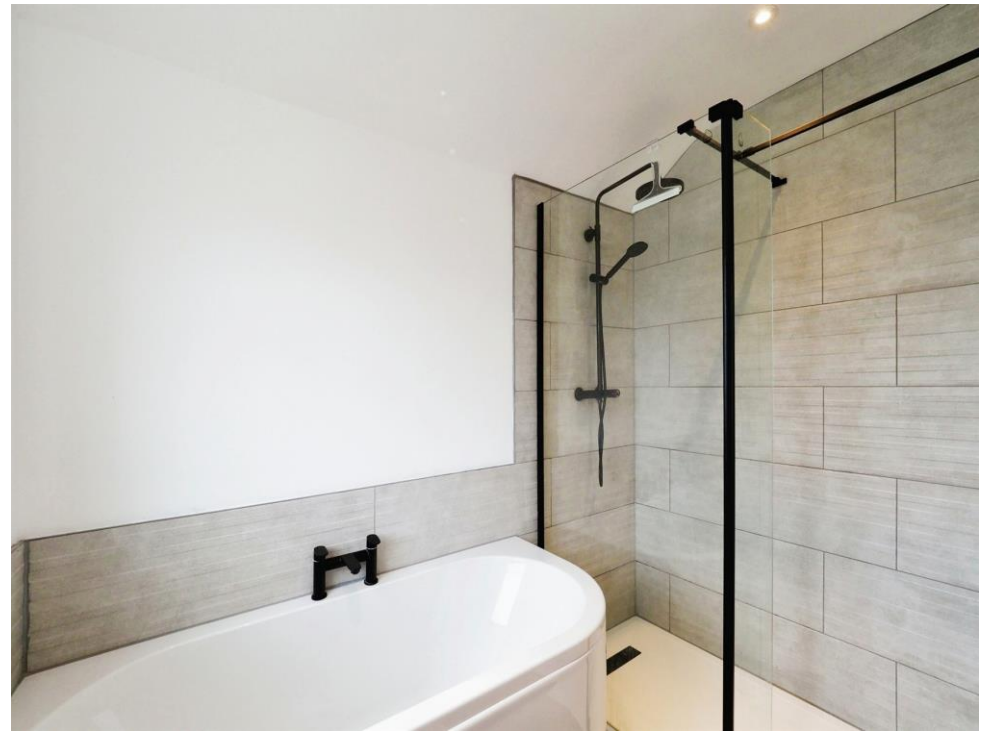
## Timber Shed Two

10' x 7' approximately ( 3.05m x 2.13m approximately )

Further useful storage.



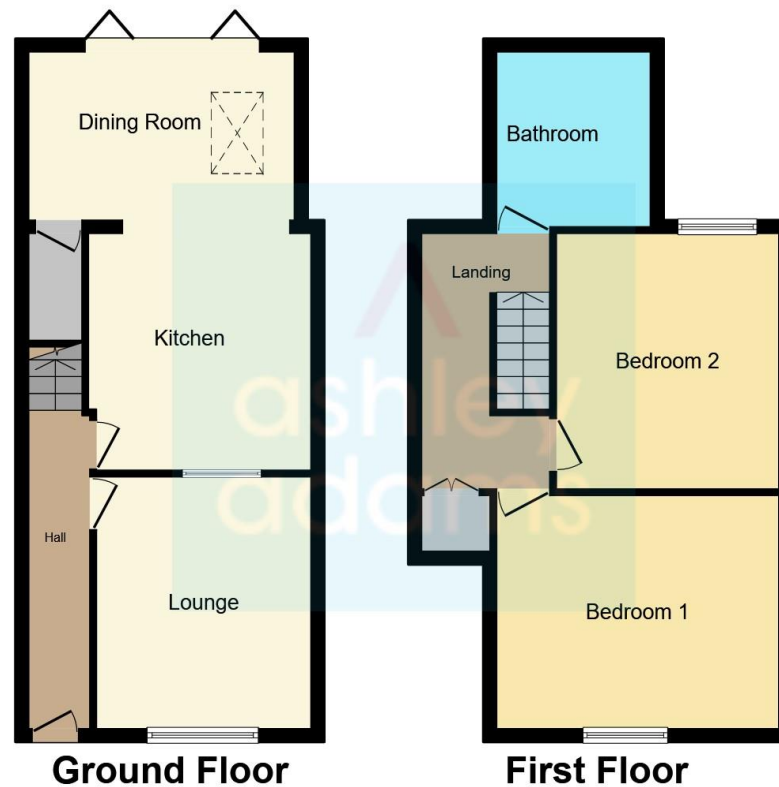












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