



Potter Street
Melbourne Derby



Property Description

A well presented and particularly versatile three storey end terraced cottage located in the very heart of Melbourne village. The property has had a new roof, has a gas fired central heating system and recently installed double glazing with accommodation briefly comprising:- Entrance hall, high specification living kitchen with integrated appliance, understairs cloaks cupboard and shower room. To the first floor is a good sized L shaped bedroom with a range of fitted wardrobes, to the second floor is a stunning apex vaulted ceiling L shaped bedroom or living room, cloaks/wc off the living room. Outside the property has a side shared passage with gate off to a small private yard to the rear. Melbourne itself enjoys a high standard of amenities including the Sainsburys superstore, Post office, doctors and dentist surgery and a wide range of quality public houses and restaurants whilst being well placed for the commuter with East Midlands airport, Parkway railway station and major link roads.

Entrance

Front timber panelled entrance door with outside light leading to:-

Hallway

Spacious entrance hallway having shelving and coat hanging hooks, storage space for shoes and bags, loft access and stairs off to the first floor. Door leading off to:-

Spacious Dining Kitchen

13' 4" x 12' 7" max (4.06m x 3.84m max)
Beautifully presented kitchen with a range of matching base and wall units with oak block work surfaces over, single drainer stainless steel sink unit with chrome mixer tap over, plumbing and space for automatic washing machine, Bosch integrated electric fan assisted oven, four burner Bosch hob, extractor hood, concealed under unit lighting, ceramic tiled splashbacks, vinyl floor covering.

The dining area has painted beams to the ceiling, two double glazed windows to the front elevation with fitted window shutters, integrated under unit fridge, central heating radiator, door leading off to useful understairs store with the flooring continuing through from the kitchen.

Ground Floor Shower Room

Accessed via a door from the hall, the shower room has a three piece modern white suite comprising corner glazed shower cubicle with a mains chrome shower over, pedestal wash hand basin, low level WC, extractor fan, ceramic tiled walls with feature border tile, vinyl floor covering, wall mounted heated towel rail.

First Floor Landing

Having stairs off to the second floor and door off to:-

Bedroom One

L Shaped 13'6" (4.1 m) x 7'2" (2.18 m) plus 4'6" (1.3 m) x 7'2" (2.18 m) minimum to the front of fitted wardrobes

Having two double door fronted handmade fitted wardrobes incorporating hanging rails and shelving - one also conceals the boiler which provides the property with domestic hot water and central heating, vertical panel radiator, double glazed window to the front elevation with fitted window shutter, painted beams to the ceiling.

Second Floor

Bedroom Two

14' 7" x 13' 8" max including WC (4.45m x 4.17m max including WC)
This room is currently used as a living room but could also be used as a master bedroom, a particular feature being the apex vaulted

ceiling with exposed truss beams, two double glazed Velux roof light windows to the rear elevation, further double glazed window to the front elevation, inset spotlights to the ceiling, feature brick wall to the gabled wall, vertical panel radiator, latched door giving access to:-

Cloaks/Wc

Having a two piece white suite, low level WC, circular wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, mosaic tiling around the wash hand basin area, fitted shelf, extractor fan and light.

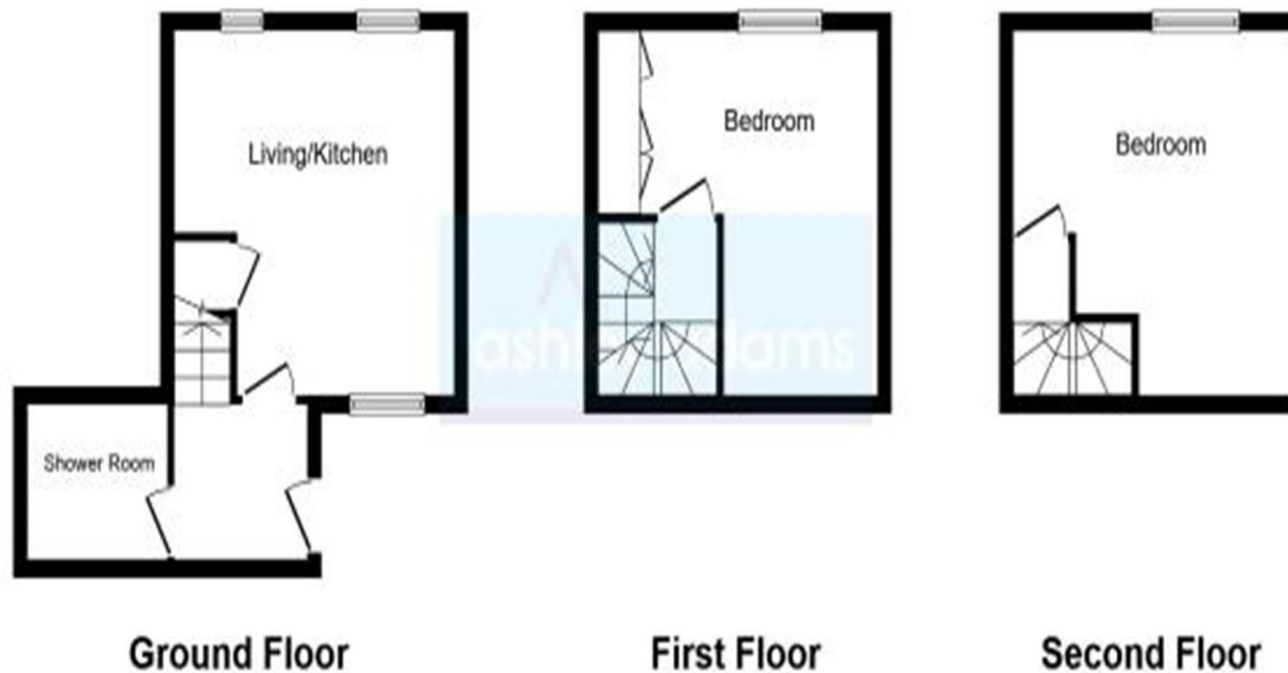
Outside

Having a low maintenance courtyard garden, gravelled for easy maintenance with brick boundary wall and sturdy gate which gives access to the shared pathway leading back on to Potter Street.









This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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