



Derby Road
Melbourne Derby

Derby Road Melbourne Derby DE73 8FE

for sale offers over
£200,000



Property Description

A charming, two bedroom, traditional mid-terraced cottage with a wealth of character features that must be viewed to be fully appreciated, offered with full vacant possession and no upward chain. The property has a generously sized, private rear garden, benefits from gas fired central heating system with accommodation to the ground floor briefly comprising:- Lounge with feature fireplace, dining room, under stair store, fitted kitchen, utility room and family bathroom with a three piece white suite. To the first floor are two well-proportioned double bedrooms. Outside, to the front of the property is a walled courtyard fore-garden accessed via a timber gate and leading to the front entrance door. To the rear of the property is a generous sized rear garden with a paved patio and paved steps leading to an additional patio area. A timber gate leads to a lawned area with a variety of shrubs inset and timber shed. Melbourne itself enjoys a high standard of amenities including the Sainsbury's 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.

Lounge

11' 1" x 12' max into chimney breast recess (3.38m x 3.66m max into chimney breast recess)

Having timber front entrance door with opaque glass panels inset, hard wood flooring, feature fireplace with oak mantle over, central heating radiator, timber window to the front elevation, beamed ceiling and a beamed opening leading to:

Dining Room

10' 2" x 9' 4" (3.10m x 2.84m)

Having central heating radiator, beamed ceiling, beamed opening leading to useful under stair store and doors leading to the staircase and to:

Kitchen

11' 4" x 5' 4" (3.45m x 1.63m)

Fitted with a range of matching wall and base units with roll edge laminate work surfaces over, electric fan assisted oven with four burner gas hob over with stainless steel extractor hood over, tiled splashback, drainer & a quarter stainless steel sink unit with chrome mixer tap over, beamed ceiling, timber stable door with opaque glass panel inset giving access into the garden and door leading to:

Utility Room

5' 6" x 3' (1.68m x 0.91m)

Having space for washing machine, central heating radiator and door leading to:

Family Bathroom

Fitted with a three piece white suite comprising of panelled bath with chrome mains shower head over, pedestal wash hand basin with chrome mixer tap over, low level W.C. The bathroom is fully tiled to the shower area, there's a heated towel rail, beamed ceiling and UPVC double glazed opaque window to the rear elevation.

First Floor

Bedroom One

11' 2" x 10' 5" (3.40m x 3.17m)

Having timber window to the front elevation, central heating radiator and fitted wardrobes.

Bedroom Two

9' 1" x 10' 2" (2.77m x 3.10m)

Having laminate flooring, UPVC double glazed window to the rear elevation giving aspect over the garden, central heating radiator, door leading to useful over stair store cupboard housing the boiler and loft hatch giving access into the loft.

Outside

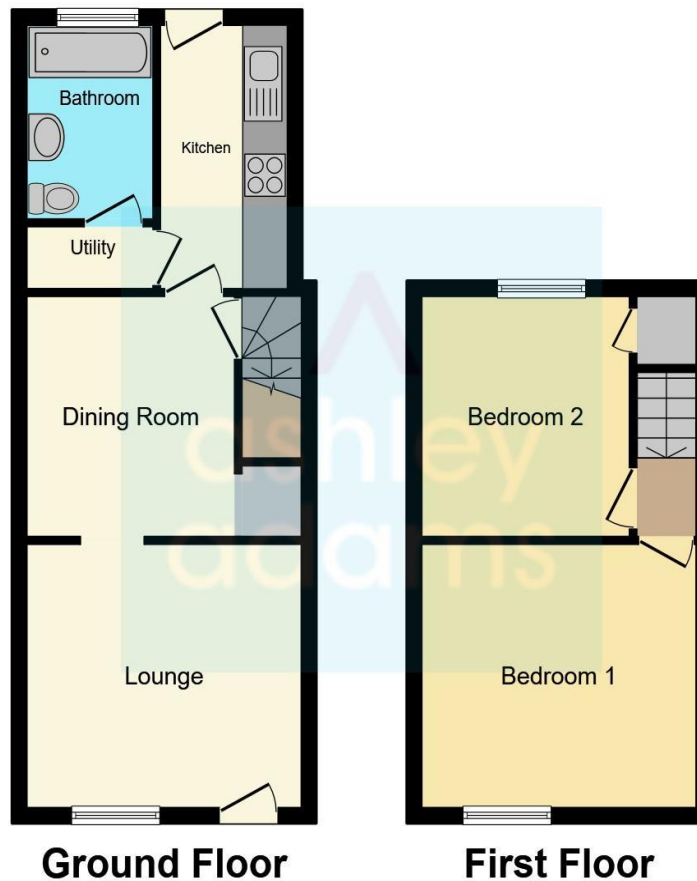
To the front of the property is a paved fore-garden accessed via a timber gate.

The rear garden is a particular feature of the property, being generous in size and private. There is a paved patio area with paved steps leading to an additional patio area. Leading on from that is a particularly generous lawned area accessed via a timber gate with a variety of shrubs inset and a timber shed.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Ashley Adams on

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39 Market Place Melbourne
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Tenure:Freehold

EPC Rating: C

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