



Victoria Street
Melbourne Derby

Victoria Street Melbourne Derby DE73 8FR

for sale offers over
£285,000



Property Description

A traditional extended end terraced property situated in the very heart of Melbourne village with a gas fired central heating system, and accommodation briefly comprising:- Entrance hall with stairs off to first floor, front living room, stunning open plan living kitchen, with dining seating and kitchen areas, log burning stove and French doors to rear. To the first floor are two double bedrooms and bathroom with period style suite. To the second floor is a useful attic room which could be converted into a bedroom subject to building regulations approval. Outside is a well landscaped garden, having crazy paved patio beyond the French doors, outside tap, small timber lean-to shed, steps down to AstroTurf lawned area. To the rear is a raised deck terrace, the garden being enclosed with fencing and walling, with outside lighting and is particularly private.

Melbourne itself is one of the most sought after locations within South Derbyshire, enjoying a particularly high standard of amenities and leisure facilities including pubs, restaurants, boutique shops, Post Office and doctors' surgery. The A50 and M1 are readily accessible for the commuter, as is East Midland airport and Parkway railway station which offers a very regular service to London St Pancras.

Entrance Hall

Having vinyl floor covering, central heating radiator and coving to the ceiling, panelled door off leads to:-

Open Plan Living Kitchen

21' x 15' 1" (6.40m x 4.60m)
Stunning open plan living kitchen
Kitchen area comprises a range of matching base units - also some full height units that incorporate the fridge freezer and pull out racking system for food storage, Belfast enamel sink unit with extendable chrome mixer tap over, Silestone work surfaces and inset chopping board, integrated electric fan

assisted oven, AEG induction hob and Neff extractor hood over, double glazed window to the rear giving aspect over the garden, quality Karndean herringbone floor covering - this extends into the lounge, rooflight window, double opening UPVC double glazed French doors to the rear and glazed side panel giving light to the kitchen area, inset spotlights to the ceiling.

Seating area/dining area with a cast iron log burning stove on a slate effect hearth with oak mantel beam over, fitted shelving to the chimney breast recesses, double opening timber framed glazed doors with attached side panels giving access to:-

Lounge

12' x 11' 5" max into chimney breast recess (3.66m x 3.48m max into chimney breast recess)

Having deep coving to the ceiling, cast iron open grate coal effect gas fire inset to a period style fireplace with ceramic tiles and slate surround, a continuation of the Karndean herringbone effect flooring from the kitchen, central heating radiator, double glazed window to the front elevation, four wall light points.

First Floor Landing

Open spindle balustrade, stairs off to the second floor.

Master Bedroom

15' 2" max into chimney breast recess x 11' 11" (4.62m max into chimney breast recess x 3.63m)

Having two double glazed windows to the front elevation, period style cast iron radiator, door giving access to a useful understairs stoor, fitted blinds to the windows.

Bedroom 2

9' max into chimney breast recess x 12' (2.74m max into chimney breast recess x 3.66m)

Having double glazed window to rear elevation with fitted window blind, central heating radiator.

Bathroom

Having a three-piece period style white suite comprising cast iron bath with ceramic tiled panel, chrome mains shower rain head and separate shower attachment over the bath, with heritage wash hand basin fitted to chrome framed vanity with glazed shelf for storage and lighting, mirror above the sink, period style cast iron radiator/heated towel rail, inset spotlights to the ceiling, low level wc, part ceramic tiled walls, opaque glazed window to side elevation, ceramic tiled flooring.

Potential Bedroom

11' 4" x 10' 7" (3.45m x 3.23m)

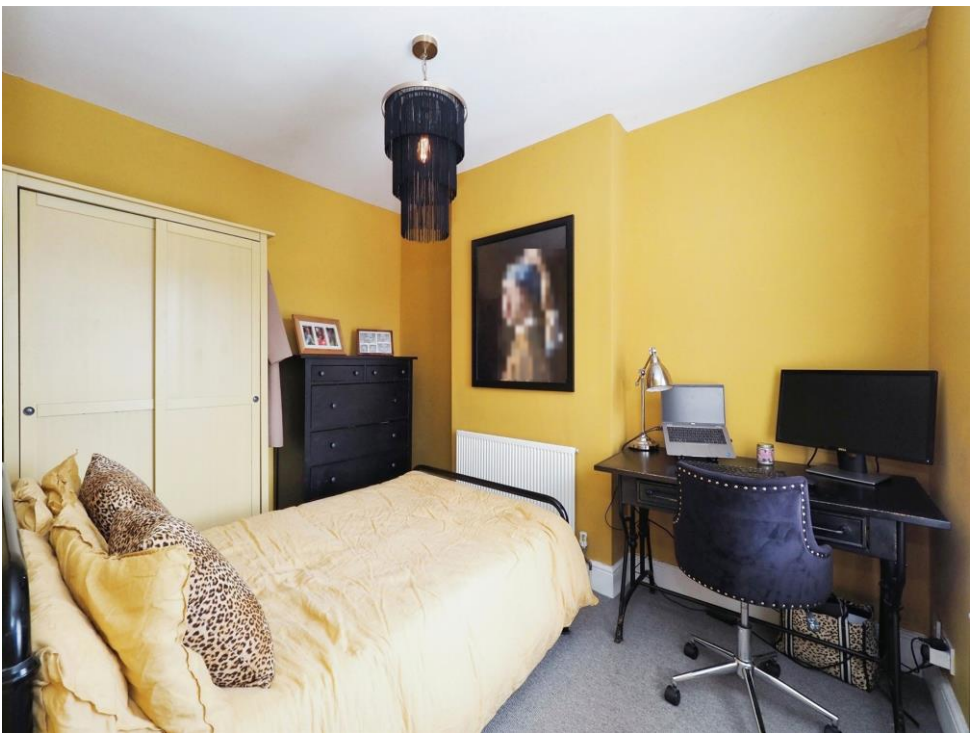
(Subject to Building Regs) Having double glazed roof light windows to both front and rear elevations, central heating radiator, open storage to eaves.

Outside

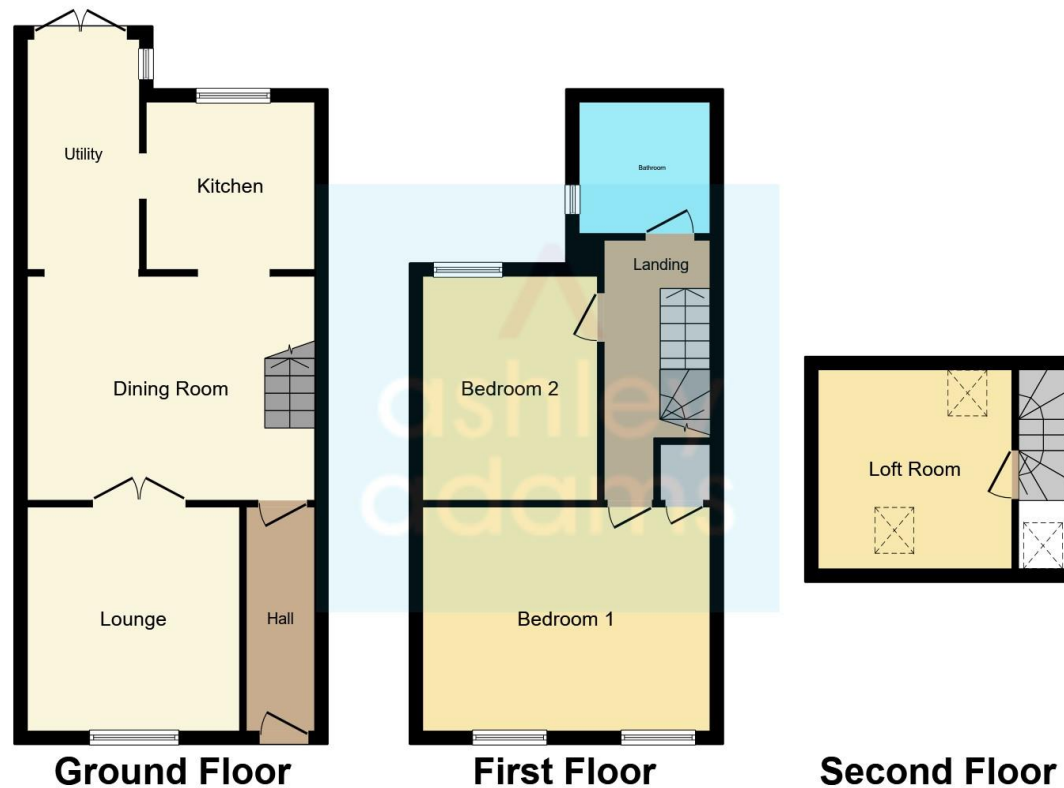
The property has a well landscaped garden, having crazy paved patio beyond the French doors, outside tap, small timber lean-to shed, steps down to AstroTurf lawned area.

To the rear is a raised deck terrace, the garden being enclosed with fencing and walling, with outside lighting and is particularly private.









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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Tenure:Freehold

EPC Rating: D

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