



Sweet Leys Way  
Melbourne Derby





## Property Description

A well-presented, upgraded three storey three bedroom modern end townhouse with majority walled garden, off road parking, garage and refitted open plan high specification living kitchen. The property was constructed by Davidsons Homes in approximately 2011 and has a gas fired central heating system and UPVC double glazing. In brief the accommodation comprises :- entrance hall, lounge, high specification fitted kitchen with quartz work surfaces and integrated appliances, cloaks/WC. To the first floor is a guest bedroom with Jack and Jill access to bathroom, bedroom three and study with stairs off to the second floor. The master bedroom suite situated on the second floor is a particular feature with fitted wardrobes and an ensuite shower room. Outside, the property has a low maintenance fore-garden, a well landscaped enclosed rear garden, allocated off road parking and garage beyond the rear boundary wall in a communal car park.

## Entrance

Front timber panelled entrance hall with inset double glazed panels leading to:-

## Entrance Hall

Having ceramic tiled flooring, central heating radiator, stairs off to the first floor, panelled door off leads to:-

## Lounge

14' 10" max x 11' 11" ( 4.52m max x 3.63m )  
Having two UPVC double glazed windows to the front elevation, two central heating radiators, panelled door off to:-

## Living Kitchen

19'4 (5.9m) x 7'11 (2.1m) plus 11' (3.3m) x 7'5 (2.2m)

Max overall measurement including WC

Having a re-fitted high quality kitchen with matching base, wall and tall units, with quartz work surfaces over, matching upstands, inset enamel sink unit with brushed chrome mixer tap over, a range of appliances comprising Neff electric fan assisted oven, combi microwave oven - both fitted to eye level, induction Neff hob, contemporary Neff extractor hood over, integrated appliances include: wine cooler, dishwasher, fridge freezer. Having quality LVT flooring, UPVC double glazed double opening French doors to the side giving access to the rear garden, UPVC double glazed windows, one is a picture window - both to the rear elevation, partially high ceiling to the kitchen which adds particular feature to the room, two central heating radiators, inset spotlights to the ceiling, panelled door off to a utility cupboard providing useful storage, further panelled door to:-

## Cloaks/Wc

Having two piece white suite comprising low level WC, wash hand basin with chrome mixer tap and ceramic tiled splashback, LVT flooring continues through from the kitchen, wall mounted Viessmann boiler providing domestic hot water and providing heating to the HIVE central heating system, wall mounted extractor, fuse box, central heating radiator.

## First Floor Landing

Having open spindle balustrade, UPVC double glazed window to the side elevation, panelled door off to airing cupboard with pressurised hot water cylinder.

## Bedroom Two

15' 2" x 9' 4" max to rear of wardrobes ( 4.62m x 2.84m max to rear of wardrobes )  
Having UPVC double glazed window to the rear elevation, central heating radiator, double sliding door fronted wardrobe with double hanging rails, door giving access to:-

## Jack And Jill Bathroom

Having four piece modern white suite comprising panelled bath with chrome bath/shower mixer attachment, pedestal wash hand basin, low level WC, glazed shower cubicle with mains chrome shower over fully tiled to cubicle, part ceramic tiled walls with feature border tile, granite tiled flooring, central heating radiator, extractor fan and shaver point, access also off the landing in to the bathroom.

## Bedroom Three

9' 9" x 7' 11" min plus wardrobes ( 2.97m x 2.41m min plus wardrobes )  
Double door fronted wardrobe incorporating hanging rails, central heating radiator, UPVC double glazed window to the front elevation, door off to:-

## Study

6' 10" x 6' 2" inc stairs ( 2.08m x 1.88m inc stairs )  
Having UPVC double glazed window to the front elevation, central heating radiator.

## Second Floor

Open spindle balustrade leads to:-

## Master Bedroom Suite

15' 1" plus wardrobes x 15' 2" max inc stairs ( 4.60m plus wardrobes x 4.62m max inc stairs )  
UPVC double glazed walk in dormer window to the front elevation, two central heating radiators, Velux double glazed roof light window to the front elevation, two double door fronted wardrobes with double hanging and shelving, panelled door off to:-

## Ensuite Shower Room

Having a three piece white suite comprising double width glazed shower cubicle with a mains chrome shower over, pedestal wash hand basin, low level WC, part ceramic tiled walls, Velux double glazed opaque window to the rear elevation, ceramic tiled flooring, lighted mirror, extractor fan, shaver point.

## Outside

To the front of the property is a low maintenance fore-garden with a block paved path leading to the front door area with a storm porch, shared tarmac driveway leading to the side of the property to the parking to the rear.

To the rear is a well landscaped garden with majority walling which is a particular feature to the property, outside paved patio with lighting, decked patio area, outside tap, shaped lawn flanked with borders inset with a variety of shrubs, gate with a light to the side, which leads to the rear parking.

## Garage

17' 1" x 9' ( 5.21m x 2.74m )  
Immediately beyond the rear boundary wall in the shared parking area with off road parking to the front of the garage. Up and over door, light and power, majority boarded roof storage.



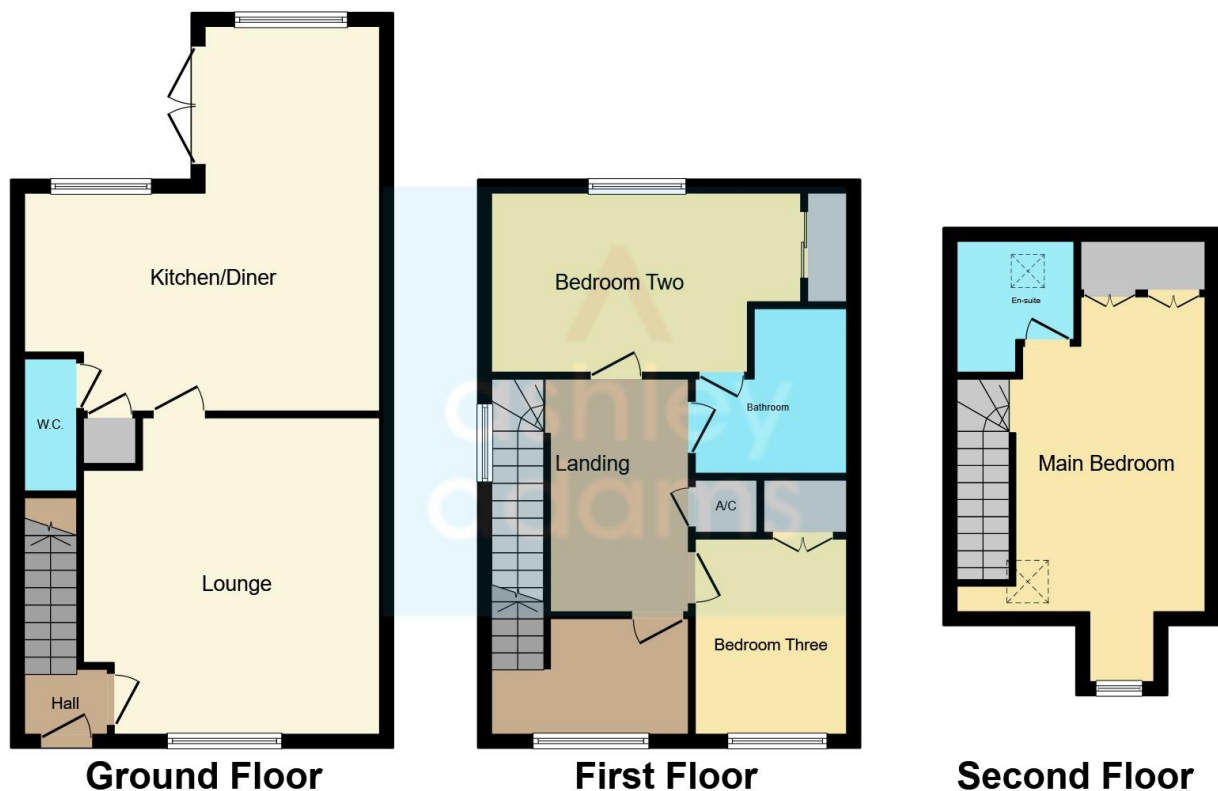












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Tenure:Freehold

EPC Rating: C

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