



Station Road  
Melbourne Derby



# Station Road Melbourne Derby DE73 8BQ

for sale offers over  
**£325,000**



## Property Description

A unique opportunity to acquire a luxury ground floor apartment finished to a high specification throughout with a wealth of characterful features including log burning stove to the living area, high vaulted ceilings, exposed truss beams, oak internal doors, modern kitchen, bathroom and ensuite facilities together with an enclosed courtyard garden and off road parking. The property itself was converted in approximately 2015 and has a gas fired central heating system, double glazing throughout and briefly comprises: -open plan living room with log burner, opening to dining and refitted kitchen with a range of integrated appliances, two double bedrooms both with French doors on to the garden, master with built in wardrobes and ensuite. To complement the accommodation there is a principal bathroom with modern white suite. Outside the property has the benefit of a low maintenance but fully enclosed walled garden, providing a good degree of privacy, natural stone paved for ease of maintenance. There is a row of lighting along the rear of the property, outside power sockets, outside tap small timber garden shed, bin store for two bins, gates giving access to a stepped entrance and a sloped entrance from the shared driveway. The shared private driveway runs down the side of all the properties with allocated parking for two tandem parked vehicles to the rear.

## Entrance

UPVC double glazed double opening French doors giving access into an open plan living dining and kitchen area.

## Open Plan Living/Dining Area

15' 2" x 11' 6" ( 4.62m x 3.51m )

A particular feature of the open plan area, in fact the whole of the property, is the Apex high vaulted ceilings with exposed truss beams and ceiling beams - it has ceilings at 13'7" throughout. Laminate flooring throughout. To the living area is a contemporary log burning stove with exposed flue and a glazed hearth. Central heating radiator to the dining area and a vertical contemporary panel radiator to the living area. Opens to:-

## Kitchen Area

12' 1" x 8' 4" average measurements ( 3.68m x 2.54m average measurements )

With the continuation of the beautiful, exposed truss beams to the high vaulted ceilings, two large double glazed Velux roof light windows providing natural light from above. The kitchen has been recently refitted and has a range of matching soft closing base and wall units with roll edge laminated work surfaces over, matching upstands and integrated appliances comprising Neff hide and slide eye level electric fan assisted oven, Neff microwave, ceramic hob with extractor hood over, glazed splashback to the cooking area, integrated dishwasher, integrated fridge/freezer, single drainer quartz sink unit with a chrome mixer tap over, high quality shelving, extractor fan to the ceiling, inset spotlights, integrated into a base unit is a washer dryer to be included in the selling price, pan drawers, fitted corner carousel units for excellent storage solutions.

## Bedroom One

11' 1" x 8' 10" plus a deep door recess ( 3.38m x 2.69m plus a deep door recess )

Having the high vaulted ceiling, beams to the ceiling, double glazed Velux roof light window, central heating radiator, double opening UPVC double glazed French doors giving access to the rear courtyard garden, TV point, Double oak door fronted built in wardrobe incorporating hanging rails, shelving, shoe storage areas. Further oak door giving access to:-

## Ensuite Wet Room

Having a walk in shower cubicle with a chrome mains shower over, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level wc, wall mounted chrome heated towel rail, part ceramic tiled walls with feature mosaic border tile, high sloping ceiling with extractor fan and inset spotlights to the ceiling, open drainage and majority tiling to the showering area.

## Bedroom Two

12' 10" x 10' 11" ( 3.91m x 3.33m )

Having the high vaulted ceiling, beams to the ceiling, double glazed Velux roof light window, double opening UPVC double glazed French doors giving access to the rear courtyard garden, central heating radiator, TV point, fitted shelving, telephone points, inset spotlights to ceiling.

## Inner Hallway

With an oak door giving access to a useful utility cupboard having shelving and housing the Ideal boiler providing the property with domestic hot water and central heating, coat hanging hooks, inset spotlights to the ceiling, laminate flooring continuing through from the kitchen/dining area, further oak door off to:-

## Principal Bathroom

Having three piece white suite, panelled bath with bifold glazed shower screen, chrome contemporary mains shower over the bath, wash hand basin, low level WC fitted to high quality vanity unit with storage beneath and vanity shelf over, matching mirror and laminate fronted wall cabinet providing useful storage, high ceilings with exposed beams, inset spotlights, extractor fan, wall mounted chrome heated towel rail, part ceramic tiled walls with feature mosaic border tile, ceramic tiled flooring. There is a glazed panel between the bathroom and kitchen providing natural light to both areas.

## Outside

Irregular Shaped Room x ( x )

The property has the benefit of a low maintenance but fully enclosed walled garden, providing a good degree of privacy, natural stone paved for ease of maintenance. There is a row of lighting along the rear of the property, outside power sockets, outside tap small timber garden shed, bin store for two bins, gates giving access to a stepped entrance along with sloped access on to a shared driveway. The shared private road runs down the side of all the properties with individual allocated parking for each of the dwellings. The property has allocated parking on pressed gravel in the first section of the second area of parking and provides tandem parking for two vehicles.



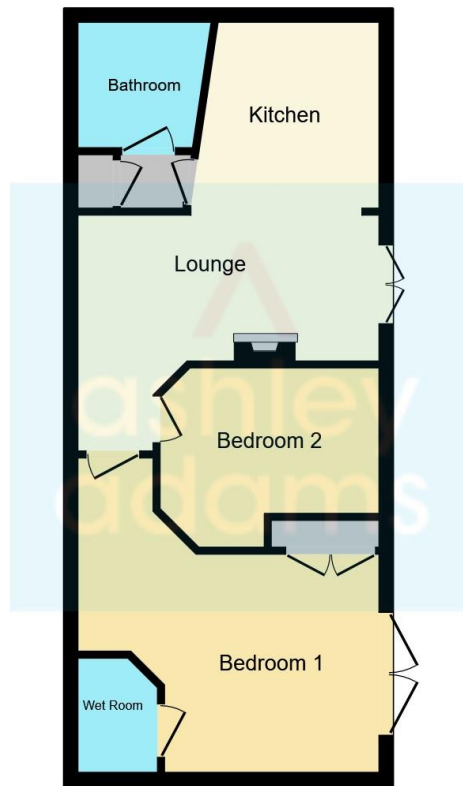












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To view this property please contact Ashley Adams on

**T 01332 865 568**  
**E [melbourneinfo@ashleyadams.co.uk](mailto:melbourneinfo@ashleyadams.co.uk)**

39 Market Place Melbourne  
 DERBY DE73 8DS

Property Ref: MEL205392 - 0007

Tenure:Freehold EPC Rating: C Council Tax Band: C

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