



George Street  
Melbourne Derby





## Property Description

Located in the heart of Melbourne, a sought after village location. A beautifully presented semi-detached character property, with three bedrooms, on road parking, double glazing and gas central heating throughout. With a generous rear garden which is private with established hedges bordering either side.

The property has a wealth of period features combined with re-fitted contemporary kitchen and bathroom fittings and offers spacious accommodation throughout and briefly comprises:- Entrance hall, lounge with double wooden doors into the large dining room, access to cellar via the kitchen. To the first floor the property has three bedrooms, two generous double bedroom and a single room as well as a sizeable bathroom. Outside:-The property has a covered passage to the side with gate leading into the rear garden. The rear garden is a particular feature of the property with majority lawned garden leading to a gravelled area at the bottom and gravelled patio area at the top as you enter the garden from the conservatory.

## Entrance

Enter through a composite front door with two glazed panes into :-

## Entrance Hall

Having a Minton tiled floor, central heating radiator, having stairs off to the first floor and doors off to the lounge and dining room.

## Lounge

12' 11" x 11' 8" ( 3.94m x 3.56m )

UPVC double glazed window to the front elevation, feature fireplace, coving to the ceiling and ceiling rose, double timber framed glazed doors to:-

## Dining Room

13' x 13' ( 3.96m x 3.96m )

Having feature fireplace, shelving either side of the fireplace, set of double obscure glass doors opening in to conservatory, central heating radiator.

## Kitchen

9' 11" x 8' 2" ( 3.02m x 2.49m )

Having matching cream shaker style wall and floor units with oak worktops over, under counter fridge space, stainless steel sink with chrome mixer taps, four ring gas hob and oven extractor, integrated freezer and slim dishwasher, tall radiator, vinyl floor covering, door to cellar.

## Cellar

Having power and light, brick flooring.

## Conservatory

10' 1" x 7' 8" ( 3.07m x 2.34m )

Having tiled floor, glazed window surround half height, door to rear garden.

## First Floor Landing

Carpeted with family bathroom straight ahead and doors off to bedrooms.

## Bedroom One

12' 11" x 10' 11" ( 3.94m x 3.33m )

Having four door full length sliding mirrored door wardrobes spanning the full length of the room, UPVC double glazed window to the rear elevation, central heating radiator, carpet to the floor, feature fireplace

## Bedroom Two

12' 11" x 12' 5" ( 3.94m x 3.78m )

Having two UPVC double glazed windows to the front elevation, central heating radiator, feature fireplace.

## Bedroom Three

9' 4" x 6' 11" ( 2.84m x 2.11m )

Having UPVC double glazed window to the front elevation, carpet floor covering, central heating radiator.

## Bathroom

Having UPVC double glazed window to the rear elevation, central heating radiator, laminate flooring, three piece suite comprising panelled bath with shower over the bath with low level WC, sink with chrome mixer taps over.

## Outside

The property is slightly set back from the road with a small wall and a paved path and slate area with an established tree.

Having raised gravel patio area, three sleeper steps down to the lawn and gravelled area and bottom established planting down the fence lines.

New fencing at the rear of the garden.



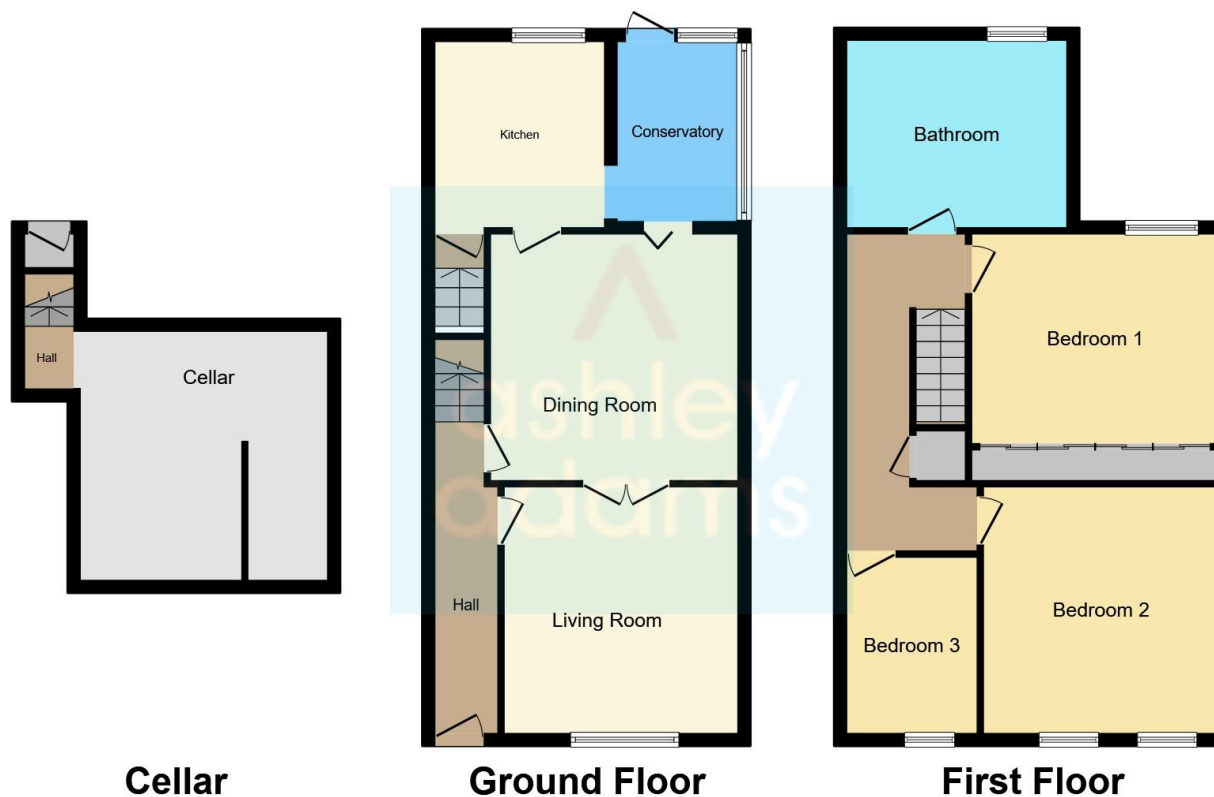












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To view this property please contact Ashley Adams on

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

39 Market Place Melbourne  
 DERBY DE73 8DS

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Property Ref: MEL205175 - 0004