



Redway Croft  
Melbourne Derby





## Property Description

A well-presented three bedroom detached family home with ample off road parking, garage and enclosed private garden. The property has a gas fired central heating system and UPVC double glazing and briefly comprises, to the ground floor:- Entrance hall, spacious L shaped lounge/diner, fitted kitchen. To the first floor are three bedrooms, two with fitted furniture and family bathroom. Outside:- The property has an impressive newly laid block paved driveway providing off road parking for three vehicles, storm porch to the front door area with lantern light, access to the pitched roof garage with up and over door, light and power. Having an ornamental wrought iron gate giving access to a block paved side path which has the gas and electric meters running down the side of the property and in to the rear garden, outside tap.

Melbourne itself enjoys a high standard of amenities including the Sainsburys 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.

## Melbourne

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

Front timber panelled entrance door with opaque glazing, leading to:-

## Entrance Hall

Having central heating radiator, laminate flooring, rug fitted to entrance area, oak tread stairs with oak hand rail off to the first floor, door giving access to:-

## L Shaped Lounge/Diner

17' x 9' 7" ( 5.18m x 2.92m )  
Plus 10'10 (3.3m) x 7'8 (2.3m)

A gorgeous open plan space finished with laminate flooring. A particular feature in the lounge is the natural stone fireplace and hearth incorporating a coal effect gas fire, two wall light points, coving to the ceiling, UPVC double glazed window to the rear elevation giving aspect over the garden, central heating radiator. The room opens out to the dining area with a further central heating radiator and double glazed patio doors to the rear giving access to the garden.

## Kitchen

12' 3" x 7' 2" min ( 3.73m x 2.18m min )

plus door recess and useful understairs store. Fitted with a range of matching base and wall units with laminated work surfaces over, single drainer one and a quarter bowl stainless sink unit with chrome mixer tap over, under unit space for a fridge and separate freezer, space and plumbing for automatic washing machine, integrated Bosch fan assisted oven, Bosch electric hob and extractor hood, stainless steel splashback to the cooking area, decorative ceramic tiled splashbacks, porcelain tiled flooring, UPVC half double glazed door giving access to the side path which in turn leads to the rear garden, UPVC double glazed window to the front elevation with inset leaded glazing, inset spotlights to the ceiling, having a really useful built in pullout racking system to the understairs area providing easy access storage to the understairs area.

## First Floor Landing

Having UPVC double glazed and leaded window to the front elevation, double sliding door fronted fitted wardrobe to the top of the stairs providing useful storage, open spindle balustrade with oak hand rail, access to the immaculate loft area which also houses the boiler, having a pull down loft ladder, light and is partially boarded, door giving access to a linen store with slatted shelving.

## Bedroom One

13' 1" x 8' 5" ( 3.99m x 2.57m )  
max to the rear of wardrobes

Having a range of fitted Ash furniture comprising floor to ceiling fitted wardrobes with partial mirror front, matching bedside drawers, matching tallboy and headboard all to be included in the selling price, laminate flooring, central heating radiator, UPVC double glazed window to the rear elevation.

## Bedroom Two

9' 10" x 8' 9" ( 3.00m x 2.67m )

Max to the front of two double door fronted fitted wardrobes, part mirror fronted with hanging rails and shelving, fitted chrome baskets for storage, UPVC double glazed window to the rear, central heating radiator.

## Bedroom Three

10' 4" x 8' 5" max ( 3.15m x 2.57m max )

Having a double door fronted storage cupboard fitted over the bulkhead of the stairs, fitted desk or vanity unit, UPVC double glazed and leaded window to the front elevation, central heating radiator. There is a range of fitted shelving that can be included in the selling price should buyers require.

## Bathroom

Having a three piece modern white suite comprising panelled bath with bath/shower mixer attachment, glazed shower screen, pedestal wash hand basin, low level WC, fully

ceramic tiled walls with feature inset border tile, inset spotlights to the ceiling, laminate flooring, UPVC double glazed opaque window to the side elevation, central heating radiator.

## Outside

Having an impressive newly laid block paved driveway providing off road parking for three vehicles, storm porch to the front door area with lantern light, access to the pitched roof garage with up and over door, light and power. Having an ornamental wrought iron gate giving access to a block paved side path which has the gas and electric meters running down the side of the property and in to the rear garden, outside tap.

The rear garden is well landscaped with large paved patio area, shaped lawn flanked with borders inset with shrubs, gravelled area and a further paved raised terrace to the corner of the garden.

To the opposite side is a bin storage area and a useful utility area to the rear of the garage, UPVC door to the rear giving access in to the garage.



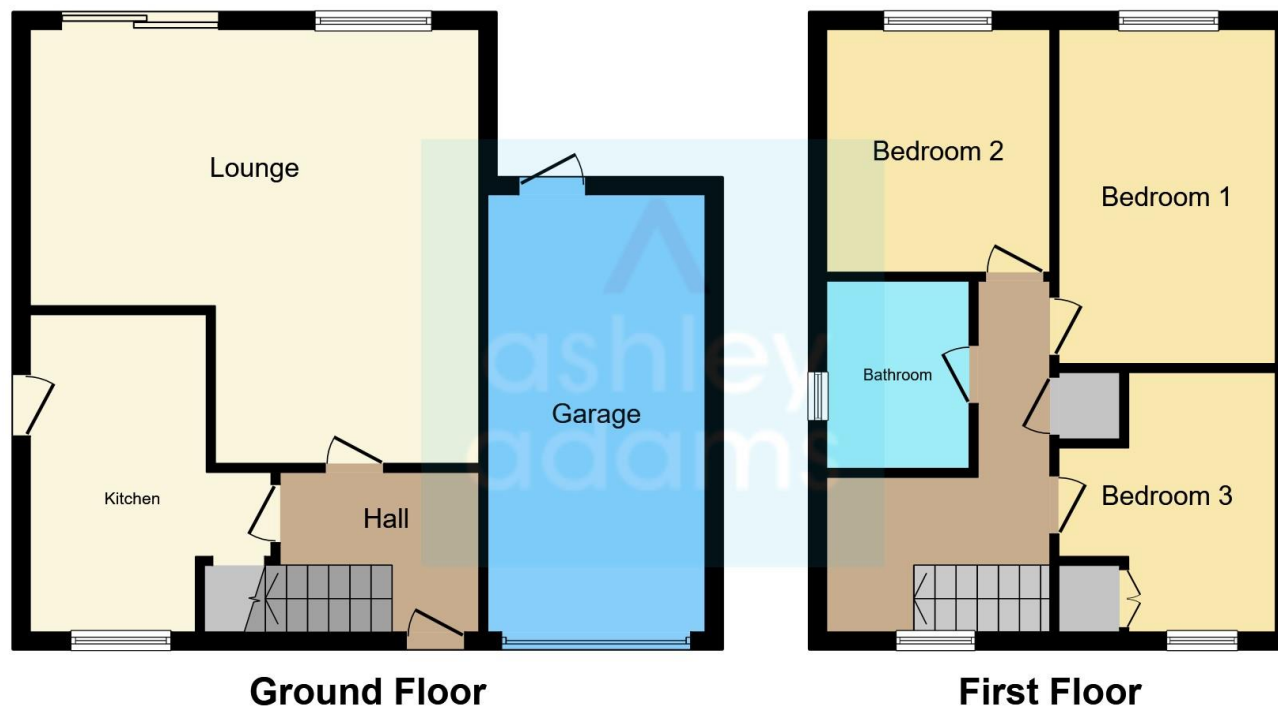












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