



Melton Avenue
Melbourne Derby



Property Description

A well-presented two/ three bedroom detached bungalow with beautifully landscaped gardens to front and rear, off road parking and garage. The property has a gas fired central heating system, double glazing and briefly comprises:- Entrance hall, spacious through lounge, fitted breakfast kitchen, three bedrooms and conservatory (Please note one of the bedrooms is currently used as dining room and opens onto the conservatory). Outside:- The property is set well back from the road with a good sized front lawned garden flanked with borders inset with a variety of shrubs, having a concrete drive providing off road parking for several vehicles, leading to detached concrete garage with up and over door. Gate giving privacy and access to the rear garden.

The rear garden is south facing, has an outside tap, has patio areas, shaped lawn flanked with borders inset with a wide variety of flowering shrubs and trees, is particularly private and beautifully presented.

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 UPVC double glazed entrance door with inset opaque and leaded glazing leading to:-

Entrance Hall

Having central heating radiator with shelf over, a door to an airing cupboard with hot water cylinder and slatted shelving for storage over, panelled door to:-

Lounge

16' 2" x 11' 4" (4.93m x 3.45m)

Having UPVC double glazed window to the front elevation with fitted window blind, double glazed sliding patio doors with fitted blind to the rear elevation giving aspect and access to the garden, two central heating radiators, stone fireplace incorporating a coal effect electric fire on a quarry tiled hearth with oak mantle shelf over the fireplace and alcoves shelved with oak for display, coving to the ceiling.

Breakfast Kitchen

15' 11" x 7' 1" (4.85m x 2.16m)

Fitted with a range of matching base and wall units with roll edged laminated work surfaces over, single drainer one and a quarter bowl acrylic sink unit with mixer tap over, plumbing and space for an automatic washing machine, space for a cooker, space for a fridge freezer, central heating radiator, vinyl floor covering, double glazed windows to rear and side elevations giving views over the garden, UPVC double glazed door to the side giving access in turn to the rear garden. Having a wall mounted Potterton boiler providing domestic hot water and central heating.

Bedroom One

13' max x 10' 5" (3.96m max x 3.17m)

To the rear of wardrobes and into the Bay Having UPVC double glazed bay window with fitted window blinds, central heating radiator, two double door fronted fitted wardrobes with hanging space and shelving.

Bedroom Two

7' 4" x 7' 4" (2.24m x 2.24m)

Having double glazed window to the side elevation, central heating radiator.

Bedroom Three/Dining Room

8' 11" x 8' 11" (2.72m x 2.72m)

Having coving to the ceiling, central heating radiator, wide opening to:-

Conservatory

10' 9" x 10' 4" (3.28m x 3.15m)

Note: If you were to use the dining room as a bedroom a wall and a door would need to be fitted to the conservatory.

Being of dwarf brick wall and double glazed construction with a pitched polycarbonate roof with ceiling fan light, ceiling blinds and curtains to the windows, side access double glazed door in to the garden, central heating radiator.

Shower Room

Having a three piece white suite comprising corner glazed shower cubicle with a Triton electric shower over, wash hand basin and wc fitted to vanity unit with storage beneath with vanity shelf over, fully ceramic tiled walls, double glazed opaque window to the side elevation, vinyl floor covering, wall mounted heated towel rail.

Outside

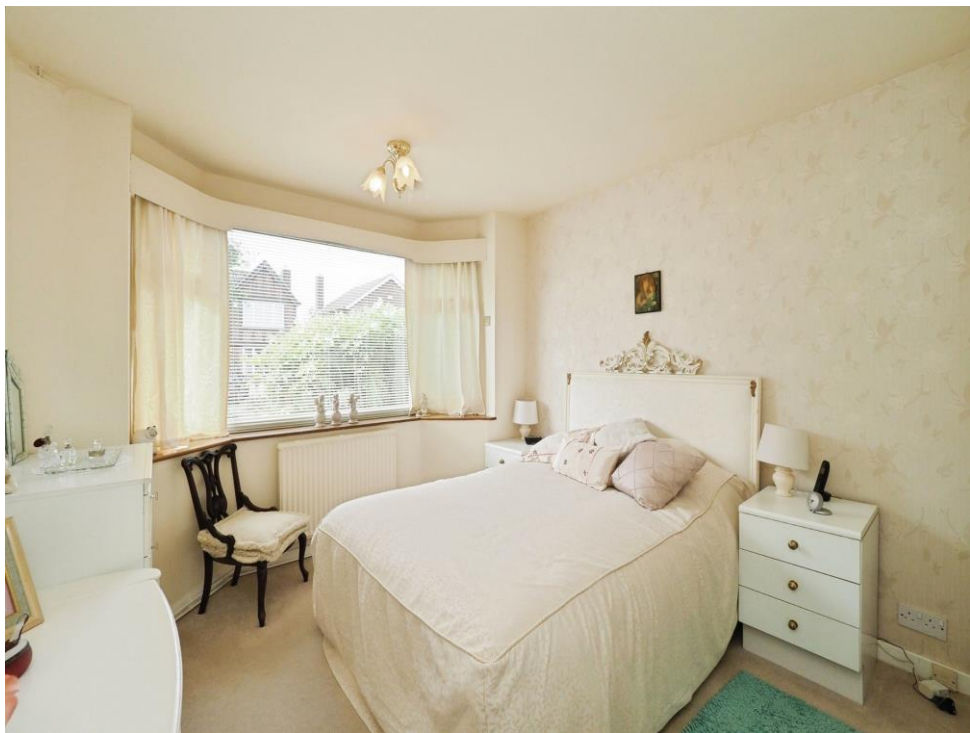
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A paved path leads round to the rear of the conservatory and there is blocked off access down the other side of the property.

The property has UPVC soffits facias and guttering.









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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Property Ref: MEL205502 - 0001

Tenure:Freehold EPC Rating: Awaited

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