



Oaklands Way
Melbourne Derby

Oaklands Way Melbourne Derby DE73 8LR

for sale
£575,000



Property Description

A detached three/four bedroom property set in a lovely courtyard with parking and an integral garage -The property has been two storey extended & modernised to a high specification and briefly comprises: entrance hall, cloaks/WC, sizeable lounge, downstairs room that could have a variety of uses such as bedroom four/study/dining room, dining kitchen, master bedroom suite with bedroom area, dressing room and ensuite shower room, two further bedrooms and a family bathroom.

Outside is beautifully presented to the front of the property, having a paved area with block edged and stone paving leading to a stunning oak formed storm porch.

The property has an integral garage, it has UPVC soffits, fascias and guttering. The paved path is gated to the side of the property providing privacy and access to the rear garden.

To the rear is a particularly private enclosed garden which extends out to the side giving further potential for further extension to the property if required. The rear is well landscaped with a large paved patio beyond the rear, outside security lights, raised borders and paved steps leading up to a shaped lawn flanked with borders inset with a variety of mature trees and shrubs. The side garden area is laid mainly to lawn flanked with borders. There is a timber shed in the corner to be included in the selling price.

Entrance

Front composite entrance door with inset opaque double glazed panel, matching attached side panels, leading to:-

Entrance Hall

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

Cloaks/Wc

Having a two piece modern white suite comprising low level WC and corner wash hand basin with ceramic tiled splashback and

chrome mixer tap over, ceramic tiled flooring continues from the entrance hall, central heating radiator, UPVC double glazed opaque window to the front and inset spotlights to the ceiling.

Lounge

24' 4" x 15' 2" (7.42m x 4.62m)

Accessed off the entrance hall via a panelled door, an exceptionally sizeable room which is beautifully presented - the focal point being a marble fireplace incorporating chrome edged electric fire. Having double opening UPVC double glazed French doors to the rear elevation, giving access and aspect to the garden with matching attached side panels, two central heating radiators, coving to the ceiling, panelled door to useful understairs store with shelving. Further timber framed glazed door gives access to:-

Bedroom Four/Study/Dining

14' 5" x 8' 3" (4.39m x 2.51m)

A particularly versatile room suitable for a variety of purposes, with UPVC double glazed window to the rear elevation, central heating radiator, inset spotlights to the ceiling, deeply recessed Velux double glazed roof light window providing natural light from above, panelled door leading to:-

Garage

17' 1" x 8' 7" (5.21m x 2.62m)

Having electric remote controlled up and over door, light and power, roof storage.

Dining Kitchen

28' 11" x 9' 10" (8.81m x 3.00m)

Accessed from the lounge via double opening timber framed and glazed doors, this beautiful dual aspect room has been refitted with a range of matching base and wall units with laminated work surfaces over, single drainer one and a quarter bowl acrylic sink unit with a chrome mixer tap over, complementary ceramic tiled splashbacks, integrated appliances comprising Neff induction hob with extractor hood over with inset light, eye level electric fan assisted oven and grill, integrated

fridge freezer, integrated Neff dishwasher, space and plumbing for automatic washing machine and dryer. Concealed to a full height unit is the Ideal boiler providing the property with domestic hot water and central heating, inset spotlights to the ceiling, ceramic tiled flooring, UPVC double glazed window to the front elevation with fitted blind.

To the dining area are UPVC double glazed French doors to the rear elevation, giving access to the garden, further UPVC double glazed window to the side elevation, inset spotlights to the ceiling, two central heating radiators, ceramic tiled flooring continues through.

First Floor Landing

Having loft access, central heating radiator and doors to the first floor rooms.

Master Bedroom Suite

Previously two separate bedrooms which could be reconfigured back if required.

Bedroom Area

12' 8" x 11' 3" (3.86m x 3.43m)

Having two UPVC double glazed windows to the front elevation, central heating radiator, opening to:-

Dressing Room

8' 6" x 7' 6" (2.59m x 2.29m)

Measured to the rear of a range of wardrobes. Having three sliding door fronted wardrobes either side and a passage through to the ensuite, inset spotlights to the ceiling. The wardrobes have beautifully arranged clothes storage system including hanging rails, shelving, drawers etc for ease of storage. Panelled door leads to:-

Ensuite Shower Room

Having a three piece modern white suite comprising:- double width glazed shower cubicle with a chrome mains shower - rain head and separate shower attachment - fully enclosed to the cubicle with mosaic tiled border, the whole room being fully tiled with the mosaic border feature tile, wash hand basin and WC, central heating radiator, UPVC double glazed opaque window to the rear elevation, ceramic tiled flooring, chrome wall mounted heated towel rail, panelled door to a linen storage cupboard with the ceramic tiled flooring continuing through, slatted shelving for ease of storage.

Bedroom Two

17' 6" x 7' 8" (5.33m x 2.34m)

Having UPVC double glazed window to the rear elevation, with an open aspect over the cemetery to the rear, having a beautiful vista of trees beyond the boundary fence, two central heating radiators.

Bedroom Three

10' 10" x 10' (3.30m x 3.05m)

Having UPVC double glazed window to the front elevation, central heating radiator, panelled door off to a built in wardrobe having hanging rail and shelf. Further panelled door off to a useful over stairs store with shelf for ease of storage.

Family Bathroom

Having a four piece modern white suite comprising panel bath, separate chrome mains shower - rain head and separate shower attachment, low level WC, wash hand basin with chrome mixer tap over, central heating radiator and opaque double glazed window to the rear elevation.

Outside

The property is set in a lovely courtyard and has a tarmacked shared driveway leading to its own private driveway providing parking to the front of the property.

Beautifully presented to the front of the property, having a paved area with block edged and stone paving leading to a stunning oak formed storm porch.

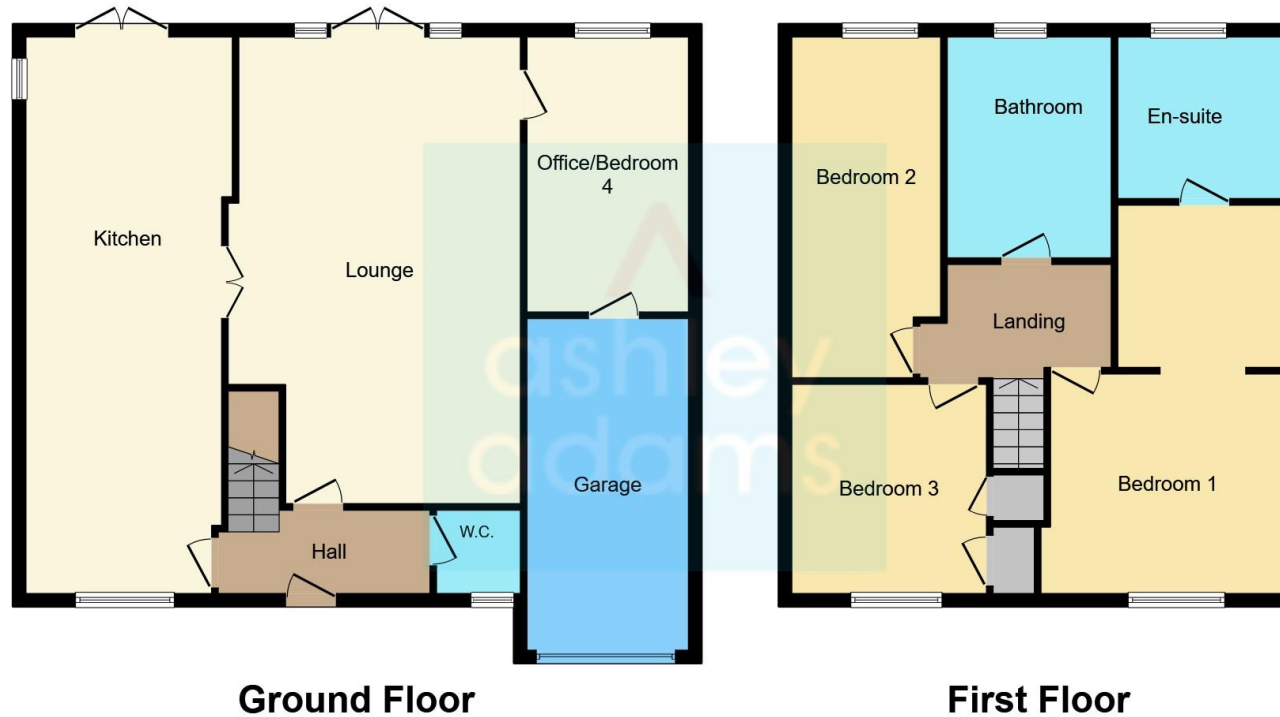
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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

To view this property please contact Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
 DERBY DE73 8DS

Property Ref: MEL205479 - 0004

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

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