



Victoria Street
Melbourne Derby



Property Description

A substantial, four/five bedroom detached family home in idyllic location set back off Victoria Street with off road parking and turning for several vehicles, generous well-presented and private gardens to both front and rear and double garage with electric remote-controlled door. The property was recently extended and renovated to offer versatile living accommodation and has a gas fired central heating system and UPVC double glazing. In brief the accommodation comprises: To the ground floor - entrance porch, spacious entrance hallway, sitting room, dining room, kitchen, shower room, ground floor bedroom, study/bedroom. To the first floor - three bedrooms, one with an ensuite shower room and one with an ensuite bathroom. To the front of the property there is a beautifully landscaped with shaped lawns flanked with borders inset with a variety of mature shrubs, further gravelled parking area with stone edging, ornamental garden pond, paved patio beyond the patio doors from the lounge. Gated access to the side leading to the rear. To the rear A particular feature of the property is the beautifully presented mature generously sized rear garden, having a large stone paved patio running round the rear of the property, outside security lights, outside lighting, shaped lawns flanked with borders inset with a variety of mature trees and shrubs, paved path running down the rear of the garden and two timber sheds.

Local Area

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 composite entrance door leading to:

Entrance Porch

8' 2" x 5' 9" (2.49m x 1.75m)

Having UPVC double glazed panels to either side, quarry tiled flooring, oak glazed entrance door with matching attached side panel leads to :

Spacious Entrance Hallway

Having feature oak flooring, open spindle staircase off to the first floor, central heating radiator with oak shelf over, oak door giving access to a newly fitted (1 year old) Worcester boiler providing domestic hot water and central heating, oak framed and glazed door gives access to: -

Sitting Room

13' max into walk in bay x 14' 6" (3.96m max into walk in bay x 4.42m)

Having a walk in UPVC double glazed bay window to the front elevation, one central heating radiator, feature fireplace incorporating coal effect electric fire in a cast iron period style insert with a natural stone surround, granite hearth, double opening oak framed and glazed doors giving access to: -

Stunning Dining Room

18' 10" x 15' 2" (5.74m x 4.62m)

A really spacious room having a beautiful vaulted high ceiling with two double glazed Velux roof lights to the rear, and two to the front, UPVC double glazed sliding patio doors to the front and to the rear giving beautiful dual aspect over both gardens to front and rear, two central heating radiators, two wall light points, feature cast iron log burning stove with an open flue which accentuates the height of the ceiling, slate hearth, feature oak flooring, opening to:-

Kitchen

13' 3" x 11' (4.04m x 3.35m)

Fitted with a range of high spec base and wall units with granite work surfaces over, ceramic tiled splashbacks, incorporating electric fan assisted oven, induction hob and extractor fan, plumbing and space for an automatic washing machine, integrated dishwasher, ceramic tiled flooring, half double glazed door to the rear giving access to the rear garden, UPVC double glazed window to the rear elevation giving aspect over the garden, inset one and a quarter stainless steel sink with an extendable chrome mixer tap over, space for a fridge freezer, central heating radiator, inset spotlights to the ceiling, oak door leading back in to the entrance hall.

Shower Room

Accessed from the hall, having a three-piece white suite comprising corner glazed shower cubicle, with a chrome mains shower over, pedestal wash hand basin, low level wc, walls are fully ceramic tiled with a wall mounted chrome heated towel rail, ceramic tiled flooring, UPVC double glazed opaque glazed window to the rear elevation.

Ground Floor Bedroom

12' 1" x 11' 9" max to rear of wardrobes (3.68m x 3.58m max to rear of wardrobes)

Accessed via an oak door having two double door fronted floor to ceiling fitted wardrobes, central heating radiator, UPVC double glazed window giving beautiful aspect over the garden, useful understairs recess.

Study/Bedroom

10' x 10' 1" (3.05m x 3.07m)

Having UPVC double glazed window to the front elevation, central heating radiator, high quality oak fitted bed/storage unit. The bed doubles up as a desk and has storage and open shelving above.

First Floor Landing

Having a double-glazed roof light window, oak door to a huge eaves storage area with further door into further eaves storage which is shelved out for linen storage.

Bedroom

18' 4" max x 9' 10" (5.59m max x 3.00m)

A beautiful dual aspect room having double glazed Velux roof light window to the front elevation, further UPVC double glazed window to the rear overlooking the garden, two central heating radiators, oak door leading to:-

Bedroom

15' 2" x 14' 5" (4.62m x 4.39m)

Overall max measurement including ensuite

Having two double glazed Velux roof light windows to the rear and one to the front, all with fitted blinds, loft access with a pull-down ladder, doors to front and rear eaves storage off the bedroom, oak door leading to:-

Ensuite Shower Room

Having a glazed shower cubicle with a mains chrome shower, wash hand basin fitted to unit with storage drawers beneath and chrome mixer tap over, low level wc, part ceramic tiled walls, ceramic tiled flooring, double glazed Velux roof light to the front elevation, wall mounted chrome heated towel

rail and extractor fan.

Bedroom

14' 3" x 11' 8" max (4.34m x 3.56m max)

To the rear of wardrobes

Having fitted wardrobes across one wall with overhead cupboards, eaves storage, two central heating radiators, double glazed Velux roof light windows to both front and rear with fitted blinds, oak door off to:-

Ensuite Bathroom

Can also be accessed off the landing, having a P Shaped panelled bath with glazed shower screen and a bath/shower chrome mixer tap, pedestal wash hand basin with chrome mixer tap and low level wc, shaver point, fitted mirror back to the sink, chrome wall mounted heated towel rail, part ceramic tiled walls, Velux double glazed roof light window to the front elevation, ceramic tiled flooring.

Outside

The front door area has wrought iron balustrading and lights either side of the door area. There is a block paved driveway providing off road parking for several vehicles leading to an attached garage. The neighbouring property has a right of way over the driveway to their double garage.

Double Garage

21' x 15' 5" (6.40m x 4.70m)

Having electric remote control up and over door, light and power, rear access door on to the garden, electric meter and fuse box.

Front Garden

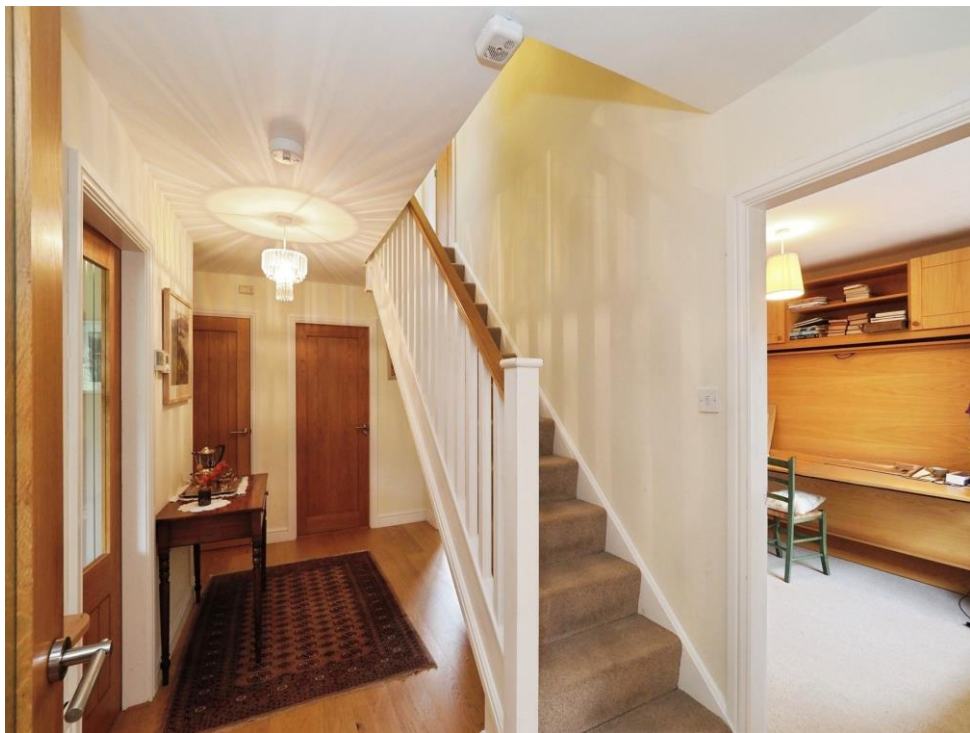
Beautifully landscaped with shaped lawns flanked with borders inset with a variety of mature shrubs, further gravelled parking area with stone edging, ornamental garden pond, paved patio beyond the patio doors from the lounge. Gated access to the side leading to the rear.

Rear Garden

A particular feature of the property is the beautifully presented mature generously sized rear garden, having a large stone paved patio running round the rear of the property, outside security lights, outside lighting, shaped lawns flanked with borders inset with a variety of mature trees and shrubs, paved path running down the rear of the garden.

There is a timber hut/shed to the rear of the garden with a concrete base and drainage, a further timber shed on the patio beyond the house, raised borders inset with shrubs, fully enclosed with fencing and particularly private. There are paved paths either side of the property which are gated for security.









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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Tenure:Freehold EPC Rating: Awaited Council Tax Band: D

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