



Marlpit Road
Melbourne Derby



Property Description

A modern three-bedroom semi-detached house, having gas central heating and UPVC double glazing. Well presented throughout.

The accommodation comprises entrance hallway, cloakroom, spacious lounge/diner, and a fitted breakfast kitchen. Upstairs offers a landing, a principal bedroom with en-suite, two further bedrooms, and a family bathroom. Outside, there are front and rear gardens with a patio area, plus off-road parking to the front. Wide plot with carport to side and potential for extension subject to planning permission.

Entrance Hallway

Door to the front and radiator.

Cloaks/Wc

Low level WC, pedestal wash hand basin radiator, UPVC window to the front.

Lounge/Diner

17' 1" x 11' 11" (5.21m x 3.63m)
UPVC window to the front radiator, cupboard under the stairs.

Fitted Breakfast Kitchen

15' 2" x 8' 9" (4.62m x 2.67m)
With an extensive modern range of fitted cupboards and worktops, built in washing machine, single drainer sink unit, built in oven, dishwasher, gas hob, extractor hood, built in fridge/freezer.

First Floor Landing

Loft access, built in airing cupboard



Bedroom One

12' 3" x 11' 11" (3.73m x 3.63m)
Fitted wardrobes, radiator, UPVC window to the front useful large built in cupboard.

Ensuite Shower Room

UPVC window to the front, shower cubicle with mains shower, towel radiator, pedestal wash hand basin, low level WC and extractor fan.

Bedroom Two

9' x 7' 7" (2.74m x 2.31m)
UPVC window to the rear and radiator.

Bedroom Three

7' 6" x 5' 11" (2.29m x 1.80m)
UPVC window to the rear and radiator

Family Bathroom

Three piece suite comprising low level WC, wash hand basin, panelled bath, extractor fan, radiator and UPVC window to the side.

Outside

Front Garden

Tarmac driveway for two vehicles, side personal gate to the rear garden.
Wide plot with carport to side and potential for extension subject to planning permission.

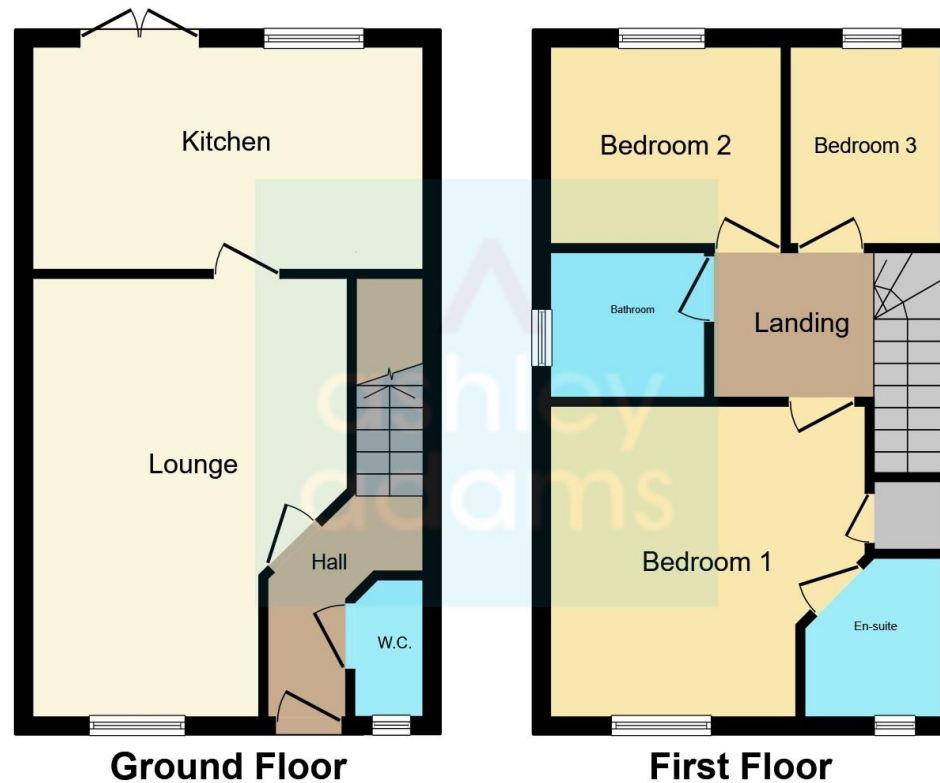
Rear Garden

Large patio area, flowering and shrub borders, lawn, felt and timber garden shed, outside tap, light and power socket.









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

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