



The Woodlands
Melbourne Derby

The Woodlands Melbourne Derby DE73 8DQ

for sale
£425,000



Property Description

A generous four double bedroom detached family home situated on a corner plot with potential for extension to the side subject to planning permission and having off road parking to front and rear, together with a double garage. The property has a gas fired central heating system and UPVC double glazing and briefly comprises:- Entrance Hall, Cloaks/WC, Lounge, Breakfast Kitchen, Four bedrooms, Family bathroom. Outside The property is situated on a generous corner plot so has the benefit of the added light that you get and also the potential for development planning. To the front is a gravelled driveway providing off road parking, sleeper edged borders inset with shrubs to one side and shaped lawn to the other side. The boundary has beech hedging round the side, the gravelled path continues round the side of the property through a wrought iron gate to a useful side garden area with a side timber gate on to the street to the side. The side area extends all the way up to the rear & provides excellent potential for extension subject to planning permission and buyers' requirements. To the end of the garden is double timber gated access providing secure and private parking with a large carport leading to the garage. Garage has one up and over garage door, one side is built with brick the other side with breezeblock. It has light and power, UPVC roof lights, UPVC double glazed windows along the side with top opening vents.

Entrance

Front UPVC entrance door with matching attached side panels leading to:-

Entrance Hall

Having laminate flooring, double panelled radiator, stairs off to the first floor, door to a shelved out cupboard for cloaks and shoe storage, further door leads to:-

Cloaks/Wc

Having two piece white suite comprising low level WC, wash hand basin fitted to vanity shelf with ceramic tiled splashbacks, laminate flooring continues through from the entrance hall, UPVC double glazed window to the front elevation.

Lounge

20' 11" x 11' 7" (6.38m x 3.53m)

Accessed via a timber framed and opaque glazed door with matching attached side panel and fan light, a lovely through room with UPVC double glazed double opening French doors to the rear with matching attached side panels, giving aspect and access to the rear garden, two central heating radiators, laminate flooring continues from the entrance hall, feature fireplace incorporating cast iron log burning stove on a marble effect hearth with timber mantle shelf over, door giving access to:-

Breakfast Kitchen

14' 7" x 9' 4" (4.45m x 2.84m)

Having a range of matching base and wall units with laminated work surfaces over, single drainer stainless steel sink unit with chrome mixer tap over, space for a cooker, under unit plumbing and space for an automatic washing machine, breakfast bar with seating, central heating radiator, space for a refrigerator, floor standing boiler provides domestic hot water and central heating, ceramic tiled splashbacks, UPVC double glazed window to the front elevation gives aspect over the front garden and the open green to the front, vinyl flooring and a half double glazed UPVC wood grain door to the side giving access via a side path to the rear garden, double opening oak framed and glazed doors to:-

Dining Room

9' 9" x 9' 10" (2.97m x 3.00m)

Suitable for a variety of purposes - dining room/family room/study - having a large UPVC double glazed window to the rear giving aspect over the rear garden, central heating radiator, currently fitted with work surfaces which will be taken out and shelving which can be left or taken out subject to buyers' requirements. Having carpeted flooring, central heating radiator.

First Floor Landing

Having loft access.

Bedroom One

11' 6" x 10' 9" (3.51m x 3.28m)

Plus wardrobe recess

Lovely light room having a large UPVC double glazed window to the rear elevation giving aspect over the garden, double panelled radiator, carpeted flooring.

Bedroom Two

9' 5" x 10' 8" (2.87m x 3.25m)

Lovely light room having a large UPVC double glazed window to the rear elevation, central heating radiator.

Bedroom Three

12' 10" x 8' 5" (3.91m x 2.57m)

Another lovely light room having a large UPVC double glazed window to the front elevation providing lovely open outlook at the front over the front garden, the open green and the churchyard beyond on the opposite side of the road, central heating radiator, built in airing cupboard with hot water cylinder and slatted shelving for ease of storage.

Bedroom Four

9' 7" x 7' 4" (2.92m x 2.24m)

Plus door recess

Having UPVC double glazed window to the front elevation, central heating radiator, built in over stairs cupboard for storage, carpeted flooring.

Bathroom

Having a three piece white suite comprising panelled bath with mixer tap, pedestal wash hand basin with chrome mixer tap, low level

WC, part ceramic tiled walls, feature mirror back to the bathing area, and another mirror back to the opposite wall, UPVC double glazed opaque window to the side elevation, vinyl flooring, central heating radiator, Triton electric shower over the bath.

Outside

The property is situated on a generous corner plot so has the benefit of the added light that you get and also the potential for development planning. The roof has 4kw solar panels which also heats the hot water cylinder before returning the power to the grid.

To the front is a gravelled driveway providing off road parking, sleeper edged borders inset with shrubs to one side and shaped lawn to the other side. The boundary has beech hedging round the side, the gravelled path continues round the side of the property through a wrought iron gate to a useful side garden area with a side timber gate on to the street to the side. There is a paved bin storage area, a good size timber shed to be included with the selling price, further paved area and a greenhouse which is also to be included with the selling price, enclosed garden area to the rear with lawn flanked with borders inset with a variety of mature shrubs and a paved path leading round the back of the property. The side area extends all the way up to the rear and provides excellent potential for extension subject to planning permission and buyers' requirements. To the very end of the garden is double timber gated access providing secure and private parking with a large carport leading to the garage. There is also a further side access point to the opposite side of the property should buyers wish to extend and use the other side.

Garage

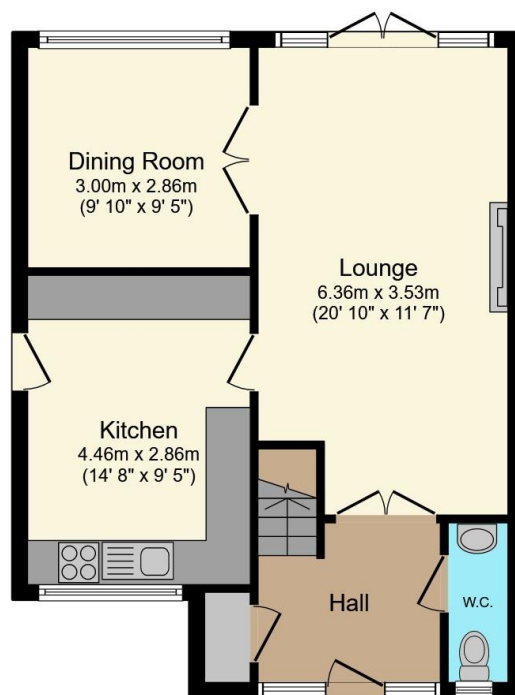
17' 11" x 17' 6" (5.46m x 5.33m)

Having one up and over garage door, one side is built with brick the other side with breezeblock. Having light and power, UPVC roof lights, UPVC double glazed windows along the side with top opening vents. Very light with extra light and power and approximately six double power sockets. Could be used to create an annex subject to planning permission and buyers' requirements.

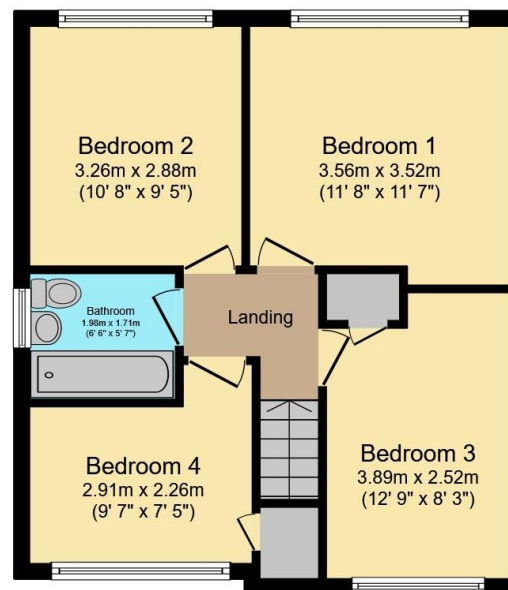








Ground Floor



First Floor

Total floor area 101.3 m² (1,090 sq.ft.) approx

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.propertybox.io



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Property Ref: MEL205699 - 0006

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

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