



The Mews
Potter Street Melbourne



Property Description

A three storey, four-bedroom mews cottage situated in a highly desirable mews development off Potter Street in the very heart of Melbourne village with stunning garden room, off road parking, carport and well landscaped, low maintenance private garden. The property has a gas fired central heating system and briefly comprises, to the ground floor: - Entrance hall, lounge, well equipped fitted kitchen with integrated appliances and granite work surfaces, dining/breakfast room and stunning garden room. To the first floor are two bedrooms, the master with en-suite shower room and a family bathroom. To the second floor are two further bedrooms. Outside the property is situated within a highly desirable courtyard with carport and off-road parking to the front and an established landscaped garden to the rear with raised flower beds, outside lighting, outside tap, fenced boundaries, a garden shed and pedestrian gate to the side.

Melbourne itself enjoys a high standard of amenities including a Sainsbury's supermarket, Post Office, doctors' and dentist surgery and a wide range of quality public houses and restaurants whilst being well placed for the commuter with East Midlands Airport, Parkway railway station and major link roads nearby.

Entrance Hallway

Lounge

15' 1" x 10' 11" (4.60m x 3.33m)

A particular feature of this spacious room is the fireplace with marble hearth and timber regency style surround, Incorporating: -TV point, coving, central heating radiator and double-glazed sash window to the front.



Kitchen

10' 6" x 8' (3.20m x 2.44m)

Fitted with a range of wall and base units with granite work surfaces over, inset 1 ½ bowl sink and drainer with mixer tap over, range of integrated Neff appliances including microwave, double oven and grill, four ring gas hob, slim line dishwasher and a Bosch fridge freezer, tiled splashbacks, under cupboard lighting, floor heater, double glazed window giving an aspect over the garden and archway leading to:-

Dining/Breakfast Room

17' 6" x 10' 6" (5.33m x 3.20m)

Having central heating radiator, coving, wall lighting and timber double glazed French doors giving access to:-

Garden Room

10' x 9' (3.05m x 2.74m)

Timber double glazed construction with a vaulted glass roof, Dimplex electric wall heater, overhead electric fan with built in LED light, door to the side elevation and French doors leading out to the garden.

First Floor Landing

Having airing cupboard with fitted shelving for storage, stairs to the second floor, central heating radiator, double glazed sash window to the front elevation.

Bedroom One

15' 1" x 12' 11" Plus wardrobe (4.60m x 3.94m Plus wardrobe)

Fitted with a range of wardrobes with drawer units under, central heating radiator, TV point and double glazed sash window to the front elevation.

Ensuite Shower Room

Fitted with a three piece white suite comprising of shower cubicle with electric shower over and low maintenance UPVC panelled tiling, low level W.C, pedestal wash hand basin and extractor fan.

Bedroom Two

13' 11" x 10' 7" (4.24m x 3.23m)

Having a central heating radiator and window to the rear elevation.

Family Bathroom

Fitted with a three-piece white suite comprising of a L shaped shower bath with thermostatic shower over, pedestal wash hand basin and low-level W.C, low maintenance UPVC panelled tiling, halogen lighting, central heating radiator and opaque window to the rear.

Second Floor Landing

Having doors off to bedroom three and four

Bedroom Three

13' 5" x 8' 11" (4.09m x 2.72m)

Having substantial eaves storage, two Velux double glazed windows, TV point and central heating radiator.

Bedroom Four/Study

7' 8" max x 7' 7" (2.34m max x 2.31m)

Having a Velux double glazed window, central heating radiator and telephone point.

Outside

To the rear is a well-established landscaped garden with raised flower beds, outside lighting, outside tap, fenced boundaries, a garden shed and pedestrian gate to the side.

Carport

The carport is situated at the front of the property within the courtyard. There is a further parking space to the front of the carport.

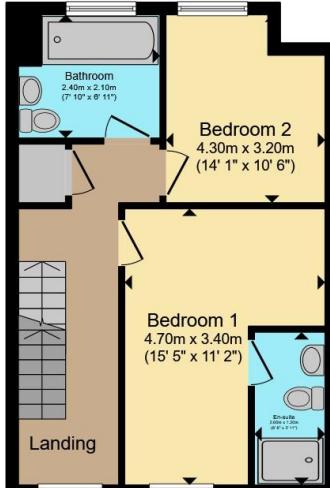




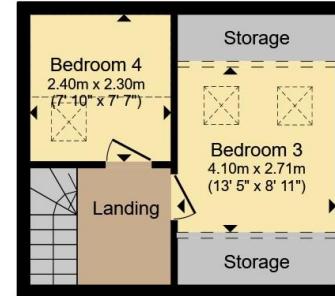




Ground Floor



First Floor



Second Floor

Total floor area 114.5 m² (1,232 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: MEL202317 - 0005

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

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