



Melton Avenue
Melbourne Derby

 ashley
adams



Property Description

An extended detached two-bedroom bungalow in highly sought after residential location with good sized plot, off road parking, outbuildings, private garden and no upward chain! Having gas fired central heating system & double glazing the internal accommodation briefly comprises: - Entrance Hall, lounge, spacious L shaped fitted kitchen, conservatory/garden room, two bedrooms and re-fitted shower room. Outside the property is set well back from the road with off road parking to the front for several vehicles, side storage area. To the rear of the property is a good sized private enclosed garden with a range of outbuildings, large timber shed and greenhouse.

Entrance Hallway

Having front UPVC double glazed entrance door feature oak flooring, door giving access to storage/airing cupboard with central heating radiator and slotted shelving, loft access, wall light point and door off to:

Lounge

Having oak flooring continuing from the hall, UPVC double glazed window to the front elevation, double opening UPVC double glazed doors giving access to garden room/conservatory, feature fireplace with timber surround, log burner and central heating radiator.

Kitchen

Fitted with a range of matching base, wall and tower units with laminate work surfaces over, double drainer stainless steel sink unit with chrome mixer tap and further single drainer acrylic sink unit with mixer tap, built in dishwasher, space and plumbing for automatic washing machine, space for fridge/freezer, eye level electric fan assisted oven and combination microwave and induction hob with stainless steel extractor hood over, tower units house a built in fridge, having porcelain tiled flooring, two UPVC double glazed windows to the rear giving aspect over the garden. Door to: -

Garden Room/Conservatory

Dwarf brick wall & UPVC construction with a pitched tiled and insulated roof, double opening UPVC double glazed French doors to the side giving access to the garden, oak flooring, radiator & fitted window blinds.

Bedroom One

Having UPVC double glazed bay window to the front elevation, fitted sliding door wardrobes, central heating radiator.

Bedroom Two

Having UPVC double glazed window to the side elevation, central heating radiator.

Shower Room

Having a re-fitted modern three-piece white suite comprising: - Double width glazed shower cubicle with mains chrome shower, wash basin & wc fitted to vanity unit with storage beneath & chrome mixer tap over, fitted wall cabinet, UPVC double opaque glazed window to the side, chrome wall mounted heated towel rail.

Outside

The property is set well back from road with a generous gravelled & concrete driveway providing off road parking for several vehicles. Double opening timber gates to the side give access to a side storage area. To the rear of the property is a generous lawned garden with shrub border, veg patch, a range of useful outbuildings, green house and large timber shed.

Outside Workshop

Having side access door, glazed panels to the side and rear, light and power.









Total floor area 89.5 m² (964 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: MEL205513 - 0009

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

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