



FOR ILLUSTRATIVE PURPOSES ONLY  
Made with Metropix ©2015

To view this property contact Ashley Adams on

5 Derby Road Melbourne  
DERBY DE73 8FE

T 01332 865 568

E melbourneinfo@ashleyadams.co.uk

Property Ref: MEL200845 - 0005

**1. MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

5. Where a Home Information Pack or Home Report is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable reproduction charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**Beech Avenue Melbourne Derby DE73 8FA**

offers over

**£250,000** Freehold

Energy Rating: D - Deatched family Home - Three bedrooms - Lounge opening to Dining Room - Re-fitted kitchen - Family bathroom - Gardens front & rear - Garage & parking -



Property Summary

A well presented detached family home in the heart of Melbourne village. Having gas fired central heating system and accommodation briefly comprising:- Entrance hall with cloaks cupboard, Lounge with feature fireplace & open staircase to first floor, opening to Dining Room, re-fitted kitchen with integrated appliances. To the first floor are three bedrooms, master with fitted furniture and family bathroom. Outside the property has well presented gardens to front and rear, block paved driveway provides off road parking leading to attached single garage with light & power.

Approach

Having a front glazed entrance door leading to the entrance hall.

Entrance Hall

Having folding panelled door giving access to cloaks storage cupboard and burglar alarm panel, wall light point and glazed door giving access to:

Lounge

17' x 11' 9" ( 5.18m x 3.58m )

Having feature fireplace incorporating coal effect gas fire with marble hearth and back plate and decorative hardwood surround. There is a single glazed picture window to the front elevation, walls finished with dado, coving to the ceiling, open spindle staircase off to the first floor - with useful understairs recess, two central heating radiators and further single glazed window to the rear giving aspect over the garden. Arch opening from the lounge into:

Dining Room

10' 11" x 8' 5" ( 3.33m x 2.57m )

Having single glazed window to front elevation, central heating radiator, walls finished with dado, coving to the ceiling and a glazed door off gives access to:

Kitchen

10' 10" x 8' 1" ( 3.30m x 2.46m )

Incorporating a range of matching base and wall units with Bamboo work surfaces over, single drainer 1 and ¼ bowl stainless steel sink unit with chrome mixer tap over, plumbing and space for automatic washing machine, integrated CDA electric fan assisted oven and grill, four burner gas hob with extractor fan over, glass splash backs and window cill, integrated fridge/freezer, inset spotlights to the ceiling, flooring is finished with Terracotta tiling, single glazed window to the rear and glazed door to the side gives aspect to the rear garden.

First Floor

Landing

Having an open spindle balustrade, single glazed window to the rear elevation, walls finished with dado, coving to the ceiling and panelled off to all first floor rooms.

Master Bedroom

11' 5" x 11' 2" max ( 3.48m x 3.40m max )

Having two double door fronted fitted wardrobes with centre vanity unit incorporating drawers and lighting to the vanity area. Single glazed window to the front elevation central heating radiator and coving to the ceiling.

Bedroom 2

11' 7" x 8' 9" min plus door recess ( 3.53m x 2.67m min plus door recess )

Having single glazed window to the front elevation, central heating radiator and coving to the ceiling.

Bedroom 3

7' 4" x 7' 10" max ( 2.24m x 2.39m max )

Having built in airing cupboard housing hot water cylinder with slotted shelving for ease of storage, single glazed window to the rear elevation gives aspect over the garden, central heating radiator and coving to the ceiling.

Family Bathroom

Having a three piece white suite comprising cast iron panel bath with folding glaze shower screen and Bristan electric shower over, pedestal wash hand basin and low level WC, part ceramic tiled walls, coving to the ceiling and inset spotlights, single glazed opaque window to the rear and wall mounted chrome heated towel rail.

Outside

The property is set back from the road with shaped lawned garden, block paved driveway providing off road parking and block paved paths around the property leading to the front door area. Lighting to the side of the garage, gate to the opposite side of the property leading to a crazy paved path leading to an enclosed private rear garden, having shaped lawn flanked with borders inset with a variety of mature shrubs. Crazy paved path leads around the property, outside tap and outside lighting to both rear and side elevations.

Garage

Single brick garage with up and over door, light and power. To the rear of the garage are fitted base and wall units for ease of storage and fitted shelving.

