



Acacia Drive
Melbourne Derby

 ashley
adams



Property Description

A beautifully presented four bedroom detached family home with well landscaped garden, off road parking with electric charging points and garage with electric remote door, light and power. The property has a gas fired central heating system and UPVC double glazing with accommodation briefly comprising: - Entrance hall, cloaks/wc, open plan dual aspect kitchen/diner, lounge and generous conservatory. To the first floor are four well-proportioned bedrooms, master with ensuite shower room and family bathroom. Outside: - To the front of the property is a block paved driveway providing off road parking for several vehicles and two 2.2kw chargers to the front of the garage for electric vehicle charging, a front covered storm porch and lighting to the front door area, side gated path leading to the rear garden. The rear garden has been beautifully landscaped having a paved patio beyond the conservatory, outside tap, paved steps leading up to a shaped lawn which is flanked with timber sleepers, slate chippings in the borders for ease of maintenance, further paved patio to the end of the garden for the evening sun. Low maintenance plastic shed also to be included in the selling price. The garden is fully enclosed with good quality fencing.

Entrance

Newly installed front composite entrance door with inset double-glazed panels leading to: -

Entrance Hall

Having open spindle staircase off to the first floor, laminate flooring, contemporary vertical radiator, useful understairs storage, panelled door off to: -

Cloaks/Wc

Having a two-piece white suite comprising low level WC, wash hand basin with ceramic tiled splashback, central heating radiator, extractor fan, laminate flooring continues through from

the entrance hall, panelled door off to: -

Lounge

Having a carpeted floor with newly installed vertical radiator, sliding door hardwood framed double glazed patio doors giving access to the conservatory, two wall light points.

Conservatory

Having dwarf brick wall and UPVC double glazed construction with a pitched UPVC double-glazed roof, side double French door access into the rear garden, stunning view over the recently landscaped rear garden which must be viewed to be fully appreciated, vinyl flooring, wall mounted electric slimline heater, power sockets and light.

Kitchen/Diner

Dual aspect kitchen/diner 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, plumbing and space for an automatic washing machine and dishwasher, integrated Hotpoint electric fan assisted oven, four burner gas hob, extractor fan, ceramic tiled splashbacks, matching full height units, space for a fridge/freezer, UPVC double glazed window to the rear giving aspect over the garden, laminate flooring. Concealed to the wall unit is an ideal combi boiler installed in 2023 providing domestic hot water and central heating.

The dining room area has two newly installed radiators - one being a vertical radiator. UPVC double glazed window to the front elevation with fitted window blind, the laminate flooring continues through.

First Floor Landing

Having boarded out loft access with light. Door to linen store.

Bedroom One

Having a range of two double door mirror fronted wardrobes with hanging rails and shelving, open alcove for display and shelving, central heating radiator, UPVC double glazed window to the rear giving aspect over the garden, panelled door off to:-

Ensuite Shower Room

Having a three-piece white suite comprising double width glazed shower cubicle with a Triton mains shower over, pedestal wash hand basin, low level WC, central heating radiator, mosaic tiled splashbacks fully tiled to the cubicle, UPVC double glazed opaque window to the rear elevation, extractor fan, vinyl flooring.

Bedroom Two

Having UPVC double glazed window to the front elevation with fitted window blind, central heating radiator.

Bedroom Three

Having a range of fitted furniture comprising a double door and single door fronted wardrobe with hanging rails, a range of overhead cupboards which go over the bed area, central heating radiator, UPVC double glazed window to the front with fitted window blind.

Bedroom Four

Having UPVC double glazed window to the rear elevation with fitted window blind, central heating radiator, large door recess area for storage.

Bathroom

Having a three-piece modern white suite comprising panelled bath, pedestal wash hand basin, low level WC, part ceramic tiled walls, UPVC double glazed opaque window to the side elevation, vinyl flooring, central heating radiator, extractor fan.

Outside

Front

To the front of the property is a block paved driveway providing off road parking for several vehicles, a front covered storm porch and lighting to the front door area, side gated path leading to the rear garden.

Garage

16' 2" x 8' (4.93m x 2.44m)

Having two 2.2kw chargers to the front of the garage for electric vehicle charging, electric remote up and over door, light and power.

Rear

The rear garden has been beautifully landscaped having a paved patio beyond the conservatory, outside tap, paved steps leading up to a shaped lawn which is flanked with timber sleepers, slate chippings in the borders for ease of maintenance, further paved patio to the end of the garden for the evening sun. Low maintenance plastic shed also to be included in the selling price. The garden is fully enclosed with good quality fencing.









Ground Floor

First Floor

Total floor area 111.1 m² (1,196 sq.ft.) approx

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Property Ref: MEL205809 - 0002

Tenure: Freehold EPC Rating: D

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