



Castle Mills  
Melbourne Derby



### Property Description

A well-presented and maintained two bedroomed home in this highly desirable over 55's complex with off road parking, private patio garden overlooking open view as well as communal gardens. The property briefly comprises :-Entrance hall, Cloaks/w.c, lounge to the rear with feature ornamental fireplace and decorative surround, Kitchen with a range of matching oak fronted base and wall units, with integrated and free-standing appliances, integrated electric fan-assisted oven, electric hob and extractor hood. Bedroom one overlooking the open aspect and bedroom two overlooking the front elevation with fitted furniture and bathroom. Outside:- To the front of the property is a low maintenance fore garden having a covered storm porch to the front door area, having an outside cupboard housing the electric meter, fuse box and bin storage. There is resident parking to the front. To the rear is a delightful enclosed garden which is majority paved for ease of maintenance with stone walling to the rear, fencing to either side, stone retaining wall creating a raised border inset with shrubs.

### Entrance

Front half glazed timber panelled door leading to:-

### Entrance Hall

Having feature oak flooring, open spindle staircase off to the first floor, wall mounted electric heater, panelled door gives access to a useful understairs store with light and shelving for ease of storage. Panelled door off to:-

### Cloaks/Wc

Having a two piece suite comprising low level wc, pedestal wash hand basin with ceramic tiled splashback, chrome wall mounted electric towel rail, oak flooring continuing through from the entrance hall, fitted mirror.

### Breakfast Kitchen

10' 4" x 7' 10" ( 3.15m x 2.39m )

Having a range of matching base and wall units with roll edged laminated work surfaces over, integrated electric fan assisted oven, electric four ring hob and extractor fan, plumbing and space for an automatic washing machine, single drainer stainless steel sink unit with chrome mixer tap over, UPVC double glazed window to the front elevation, ceramic tiled splashbacks, breakfast bar seating, oak flooring continues from the entrance hall.

### Lounge/Diner

14' 3" x 10' 9" ( 4.34m x 3.28m )

A particular feature of this room is the fireplace having a marble effect hearth and back plate with decorative Adams style surround. There is coving to the ceiling, oak flooring continues from the entrance hall, double opening UPVC double glazed doors on to the enclosed garden, a further UPVC double glazed window to the rear elevation, wall mounted electric heater, coving to the ceiling.

### First Floor Landing

Having open spindle balustrade and loft access, panelled door to airing cupboard with hot water cylinder and slatted shelving for ease of storage.

### Bedroom One

14' x 10' 10" max ( 4.27m x 3.30m max )

Having UPVC double glazed window to the rear elevation giving beautiful aspect over the rear, wall mounted electric heater.

## Bedroom Two

12' 1" minimum x 6' 8" ( 3.68m minimum x 2.03m )

Measured to the front of a range of fitted wardrobes with hanging rails and shelving, matching vanity unit with mirror over and matching headboard all to be included in the selling price, UPVC double glazed window to the front elevation, wall mounted electric heater.

## Bathroom

Having a three piece coloured suite comprising a panelled bath with a Mira electric shower over the bath, glazed shower screen, pedestal wash hand basin, low level wc, shaver light fitted mirror back, extractor fan, wall mounted electric heater, walls are fully tiled.

## Outside

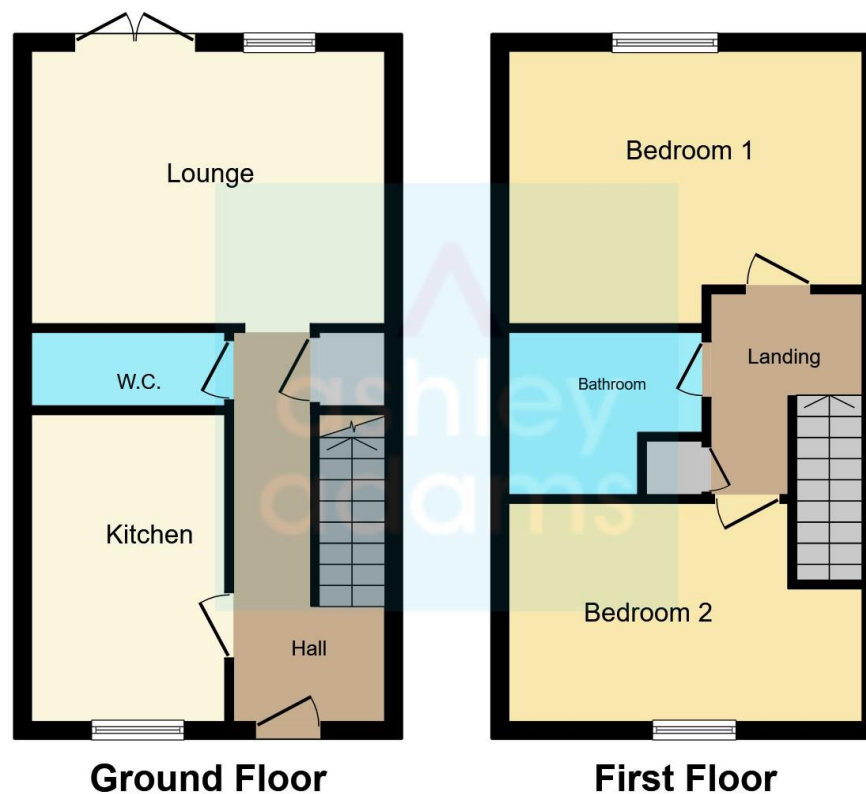
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Property Ref: MEL205503 - 0002

Tenure:Leasehold EPC Rating: C Council Tax Band: C Service Charge:  
 399.33

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Jun

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