

Hattons Court
Melbourne Derby

ashley adams

Hattons Court
Melbourne Derby DE73 8HR

for sale offers over
£240,000







Property Description

A two bedroom property located in a cul de sac location. The property comprises of an entrance porch, spacious lounge, dining kitchen, two well-proportioned bedrooms, upstairs bathroom, rear garden, garage, parking for two cars and stunning views over the fields of Melbourne. Internal viewings are highly recommended. Melbourne itself enjoys a high standard of amenities including the Sainsburys superstore, 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.

Entrance

Having a front composite double glazed entrance door to entrance porch with glazed internal door leading to: -

Lounge

Having feature exposed painted beams to ceiling, laminate flooring, central heating radiator, UPVC double glazed window to the front elevation, staircase off to the first floor, glazed door to: -

Dining/Kitchen

The fitted kitchen has a range of modern base, drawer and wall units with roll edged laminated work surfaces over with matching upstands, integrated electric fan assisted oven and grill, halogen four burner hob with extractor fan over, integrated microwave oven, integrated dishwasher, integrated automatic washing machine, integrated fridge freezer, inset acrylic sink and drainer with chrome mixer tap over, fully tiled to the cooking area, tiled splashbacks, UPVC double glazed window to the rear elevation, double glazed double opening French doors giving access to the rear garden, dining area, exposed painted ceiling beams, useful under stairs storage cupboard, ceramic tiled flooring, central heating radiator with shelf over.

First Floor Landing

Having carpeted flooring, loft access and doors off to bedrooms and bathroom.

Bedroom One

The generous sized bedroom having a stunning range of fitted bedroom furniture comprising built in wardrobes, drawer units, vanity unit, storage cupboards, two UPVC double glazed windows to the front elevation, central heating radiator with decorative radiator cover over, carpeted flooring, further deep recess cupboard providing additional storage.

Bedroom Two

Another generous sized double bedroom with a range of fitted wardrobes, central heating radiator with decorative radiator cover over, carpeted flooring, UPVC double glazed window to the rear elevation, deep cupboard providing additional storage.

Bathroom

Having a modern three piece white suite comprising panel bath with chrome mixer tap, Mira electric shower over with separate shower attachment and glazed shower screen, pedestal wash hand basin, low level wc, UPVC double glazed opaque window to the rear elevation, part ceramic tiled walls and fully tiled to the bathing area, wood effect laminate flooring, vertical central heating radiator.

Outside

The property is situated in a quiet courtyard set back from the road having a walled boundary and block paved front garden leading to the front entrance door, gated access to a side path leading to a further gate

giving access to the rear garden.
The rear garden being particularly private having a brick built retaining wall with steps leading to a spacious paved patio, lawned area, fenced boundary.

En-Bloc Garage

Adjacent to the property is a block of three garages, the garage to the property is the middle garage with a white up and over garage door.

Agent Note

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







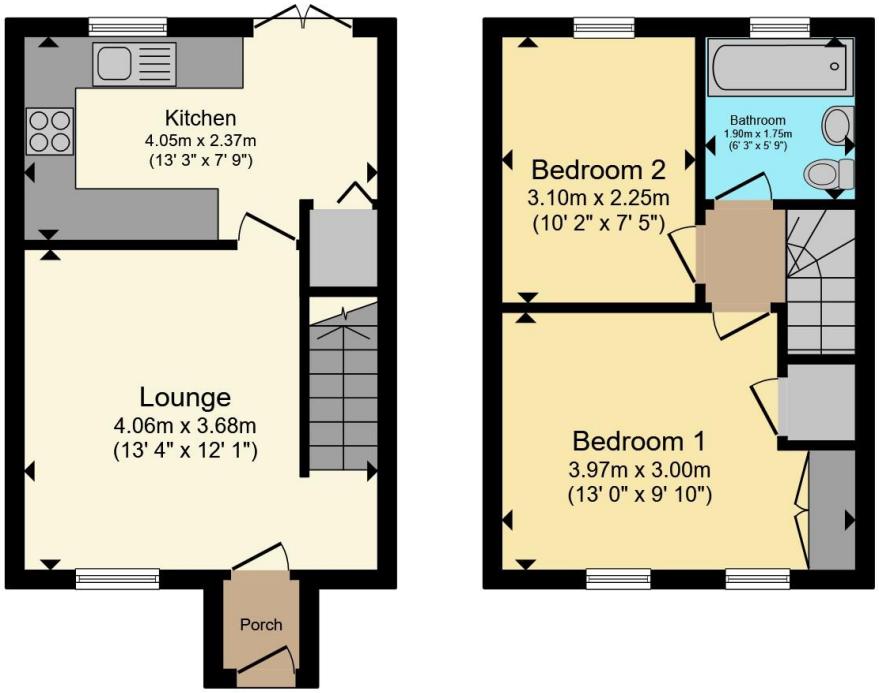












Total floor area 51.9 m² (559 sq.ft.) approx

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: MEL205979 - 0008

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

view this property online ashleyadams.co.uk/Property/MEL205979

The Property Ombudsman

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.

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