



Acacia Drive
Melbourne Derby



Property Description

A substantial, extended (approx 1432 Sq Ft) two storey, four bedroom detached family home with open green to the front, generous off-road parking, triple length tandem garage and generous private landscaped garden. The property has been much improved by the current owners to include a new boiler & high spec kitchen installed in 2024, modern family bathroom installed 2023 and is finished to a high standard throughout. The property is situated in a quiet cul-de-sac and has a gas fired central heating system, UPVC double glazing and electric remote door to garage. In brief the accommodation comprises: - entrance hall, cloaks/wc, spacious living room with multi fuel burning stove, high spec fitted kitchen and rear garden/dining room. To the first floor are four well-proportioned bedrooms, master with ensuite shower room and family bathroom. Outside is a block paved drive leading to triple length garage with remote door, side gated paths and a well landscaped generous enclosed garden with a wealth of features which must be viewed to be fully appreciated.

Entrance

Front UPVC double glazed entrance door with inset opaque and leaded glazing leading to: -

Entrance Porch

Having part panelled walls, walls finished with dado. Timber framed and glazed door giving access into the entrance hall. Also, from the porch is a panelled door to: -

Cloaks/Wc

Having a two-piece modern white suite comprising low level WC, wash hand basin with chrome mixer tap and ceramic tiled splashback, part panelled walls with dado, quarry tiled flooring, central heating radiator and extractor fan, UPVC double glazed opaque window to the front elevation.

Entrance Hall

Having laminate flooring, open spindle staircase off to the first floor, coving to the ceiling, central heating radiator, timber framed and glazed door giving access to: -

Kitchen

Refitted and very high spec, having a range of base units with quartz work surfaces over, deep quartz work surface into the UPVC double glazed bay window to the front with fitted window blinds, integrated appliances comprise of an electric fan assisted oven fitted to eye level to a full height housing unit, self-clean oven, induction hob and extractor, larder unit. There are a range of full height units across the opposite side. There is space for an American fridge freezer, inset stainless steel sink with brushed chrome mixer tap over fitted to the quartz work surfaces, space for automatic dishwasher. Recently installed in 2023 a high range wall mounted Worcester boiler providing domestic hot water and central heating, plumbing and space for an automatic washer and dryer with quartz work surface over, half glazed UPVC double glazed door to the side giving access to the rear garden, contemporary vertical radiator, ceramic tiled flooring. Timber framed and glazed door to: -

Living Room

Beautifully proportioned room - the focal point being the cast iron log burning stove fitted to chimney breast with oak beam over and slate hearth, two further central heating radiators, double opening UPVC wood grain French doors to the rear giving access and aspect over the rear garden with fitted blinds, useful understairs store, UPVC double glazed pencil light window to the side elevation, coving to the ceiling, six wall light points, laminate flooring, double opening timber framed and glazed doors to: -

Dining Room/Garden Room

Of brick construction with a vaulted ceiling, gives a gorgeous aspect over the garden, it is hardwood double glazed and has laminate flooring and central heating radiator.

First Floor

Landing having open spindle balustrade, loft access to a boarded-out loft with light, panelled door to airing cupboard with pressurised hot water cylinder, slatted shelving for storage.

Bedroom One

A good-sized bedroom with UPVC double glazed window to the front elevation giving super aspect over the open green to the front, central heating radiator, laminate flooring, panelled door to: -

Ensuite Shower Room

Having oversized shower cubicle with mains shower over - fully tiled to the cubicle, walls are fully tiled. Wash hand basin with chrome mixer tap over, low level WC, wall mounted chrome heated towel rail, ceramic tiled flooring, UPVC double glazed opaque window to the side elevation, inset spotlights to the ceiling.

Bedroom Two

Having UPVC double glazed wood grain window to the rear elevation giving aspect over the garden, fitted window blind, central heating radiator, laminate flooring.

Bedroom Three

Having laminate flooring, contemporary central heating radiator, UPVC double glazed wood grain window to the rear, fitted window blind.

Bedroom Four

Having UPVC double glazed window to the front giving aspect over the green, contemporary central heating radiator, fitted window blind, laminate flooring.

Bathroom

Refitted with a three-piece white suite comprising panelled bath with side mounted bath/shower mixer attachment, wash hand basin with chrome mixer tap over fitted to vanity unit with storage beneath, low level WC, fully ceramic tiled walls with feature border tile over the bath, granite tiled flooring, contemporary chrome vertical radiator, UPVC double glazed opaque window to the side elevation, inset spotlights and extractor to the ceiling.

Outside

Front Driveway

To the front of the property is a block paved driveway providing off road parking, leading to: -

Tandem Garage

35' 7" x 8' 6" (10.85m x 2.59m)

Very large three car garage having light, power, roof storage, fuse box electric meter and gas meter and tap, electric vehicle charging point.

Front Garden

Having a lawned front garden which gives purchasers an opportunity to extend the driveway if needed, having a 5 ft side paved path which has a wrought iron gate and timber gate to the rear giving privacy and access to the rear garden.

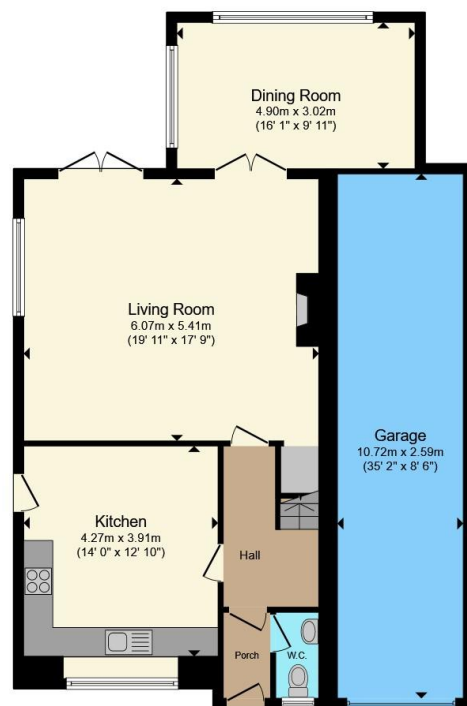
Rear Garden

The rear garden has been beautifully landscaped and has a paved patio with a circular feature, block paved steps up to a raised lawned garden area flanked with borders inset with shrubs, dwarf brick retaining wall, further paved patio. The garden is particularly private having a wall on one side and timber fencing on the other. There is a timber log store.

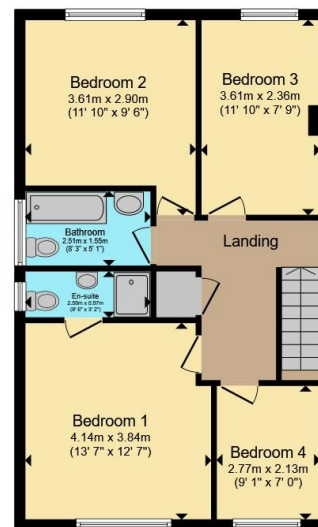








Ground Floor



First Floor

Total floor area 173.7 m² (1,870 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



To view this property please contact Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
DERBY DE73 8DS

Property Ref: MEL205822 - 0008

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

view this property online ashleyadams.co.uk/Property/MEL205822



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.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05

See all our properties at www.ashleyadams.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MEL205822 - 0008