



Melton Avenue
Melbourne Derby



Property Description

A traditional three-bedroom detached family home with great potential for extension subject to planning permission and off-road parking and garage in a highly desirable residential location in the heart of Melbourne village. Having gas fired central heating system, UPVC double glazing and is briefly comprising to the ground floor:- entrance hall, cloaks/WC, lounge, re-fitted kitchen, dining room and conservatory. To the first floor are three bedrooms and a re-fitted family bathroom. Outside, to the front the property benefits from a spacious driveway offering ample off-road parking as well as a front garden laid mainly to lawn and carport and garage. A particular feature of the property is the generous and private rear garden which over-looks allotments and must be viewed to be fully appreciated. 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 Hall

Having a UPVC double glazed entrance door with inset coloured and leaded glazed panel, leading to entrance hall having vinyl flooring, carpeted stairs off to the first floor, central heating radiator, understairs store housing the boiler and door off to cloaks/w.c

Cloaks/ W.C

Having a two-piece modern white suite, Low level w.c wash hand basin with chrome mixer taps, mosaic tile splash backs, wall mounted chrome heated towel rail, UPVC double glazed opaque window to the side elevation, flooring continuing from the entrance hall

Lounge

Having a UPVC double glazed picture window to the front elevation with fitted window blinds, carpeted flooring, featured fireplace incorporating a flush fitted log burner with a pine surround, slate Harth and back plate.

Kitchen

Having a refitted kitchen with a range of matching base and wall unit, laminated work surfaces, single drain stainless steel sink unit with chrome mixer tap over, plumbing and space for automatic washing machine, space for a fridge freezer, integrated Zanussi electric fan assisted oven, four burner gas hob, UPVC double glazed window to the rear giving aspect over the garden, half UPVC double glazed door to the side giving access to the side carport and rear garden, terrazzo style flooring

Dining Room

Having central heating radiators, carpeted flooring, double opening UPVC double glazed French doors with matching attached side panels, Fan lights over, leading to.

Conservatory

Having dwarf brick wall and UPVC double glazed construction with a sloping polycarbonate roof, top opening vents, side access door to the garden, ceramic tile flooring.

First Floor Landing

Having carpeted flooring UPVC double glazed window to the side elevation, door to a store with hanging rails and slatted shelves, additional full height linen storage cupboard and loft access lends itself for potential for loft conversion, subject to planning.

Bedroom One

Having UPVC double glazed picture window, central heating radiator, carpeted flooring

Bedroom Two

Having UPVC Double glazed window to the rear giving aspect over open countryside, central heating radiator and carpeted flooring

Bedroom Three

Having UPVC double glazed to the front,

carpeted flooring, Storage cupboard over the bulkhead

Bathroom

Refitted modern three-piece white suite comprising off panelled bath with chrome bath shower mixer tap and chrome main shower with rain head separated shower attachment, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over , low level w.c, part ceramic tile wall, fully tiled to the shower cubical area with a glazed shower screen. UPVC double glazed opaque window to the rear, chrome wall mounted heated lower rail, laminate flooring

Outside

Rear Garden

Having shaped lawn flanked with borders inset with a variety of trees and shrubs, green house to the end of the garde, timber summer house/ shed, backing directly onto open fields, concrete coal bunker, access down the side of the conservatory to a side store

Front Garden

Having lawned garden inset with shrubs, concrete driveway providing parking, gravelled are to the side, covered Carport with polycarbonate sloping roof, to the side providing further parking behind the driveway, leading to a

Garage

Of concrete construction, with double timber pull open doors, light and power.









To view this property please contact Ashley Adams on

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Tenure:Freehold EPC Rating: E

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