



Oaklands Way
Melbourne Derby

Oaklands Way Melbourne Derby DE73 8LR

for sale offers over
£475,000



Property Description

A generous, extended four bedroom detached family home in highly desirable cul de sac location with stunning family/garden room extension to the rear, off road parking, garage and beautifully landscaped rear garden. The property has a gas fired central heating system and UPVC double glazing with accommodation briefly comprising:- Entrance hall, cloaks/w.c, lounge, dining room, family room/ garden room, fitted kitchen. To the first floor are four well proportioned bedrooms and bathroom. Outside:-The property is set in a highly sought after courtyard location. To the front of the property is a tarmac driveway providing off road parking leading to integral garage. There is a paved area and covered storm porch to the front door area. To the rear is a particularly private landscaped enclosed garden with a large paved patio, lawn & raised decked terrace.

Entrance Hall

Front timber entrance door with double glazed side panels, stairs off to the first floor, radiator and laminate flooring.

Cloaks/W.C

Having a two piece modern white suite comprising low level WC and corner wash hand basin with ceramic tiled splashback and radiator.

Lounge

Accessed off the entrance hall, Having a chrome edged living flame gas fire in contemporary surround with marble effect hearth and backplate, double opening UPVC double glazed French doors to the rear elevation, giving access and aspect to the garden with matching attached side panels, radiator.

Dining Room

Having central heating radiator and laminate

flooring, double opening timber doors through to the garden/family room.

Kitchen

Accessed off the entrance hall, ceramic tiled flooring with underfloor heating. A range of matching base and wall units with granite effect work surfaces and splashbacks, single drainer one and a quarter bowl acrylic sink unit with a chrome mixer tap over, integrated appliances comprising fridge freezer, dishwasher, induction hob with extractor hood over, eye level oven and grill, UPVC double glazed window to the front elevation,

Garden/Family Room

Having UPVC framed double glazed windows to rear and side elevations UPVC framed double glazed double doors opening to the rear garden, Velux double glazed roof light window providing natural light from above, central heating radiator, oak effect laminate flooring.

First Floor Landing

Having loft access to boarded loft space and incorporating central heating boiler.

Bedroom 1

Having a UPVC double glazed windows to the front elevation, central heating radiator, carpeted flooring & Storage cupboard.

Bedroom 2

Having UPVC double glazed window to the front elevation. Central heating radiator & Storage cupboard. Fully carpeted

Bedroom 3

Having UPVC double glazed window to the

rear elevation. Central heating radiator & Storage cupboard, carpeted flooring.

Bedroom 4

Having UPVC double glazed window to the rear elevation, central heating radiators, carpeted flooring.

Bathroom

Having a three piece modern white suite comprising panel bath, with a shower over, wash hand basin and W.C. Opaque UPVC framed double glazed window to the rear elevation, central heating radiator, part tiled walls.

Outside.

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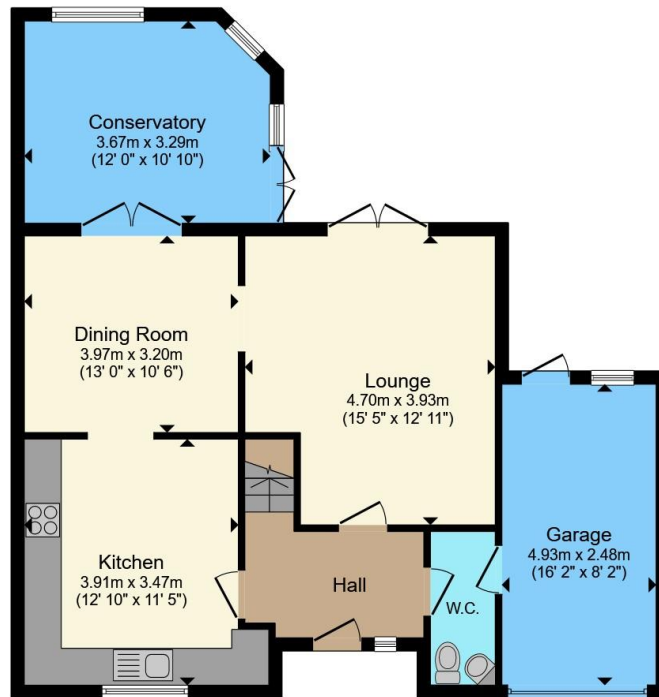
Integral Garage.

Having up and over door, light, power, plumbing for automatic washing machine and rear access door to garden.

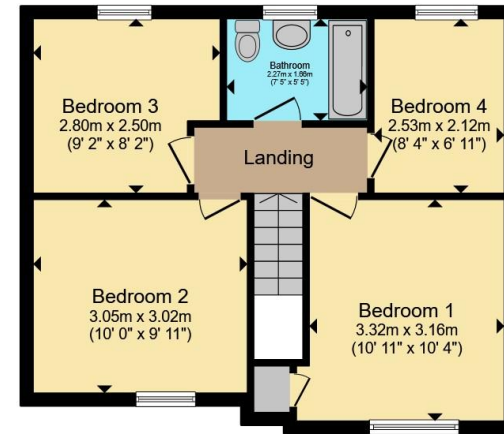








Ground Floor



First Floor

Total floor area 128.2 m² (1,379 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: MEL205774 - 0007

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

view this property online ashleyadams.co.uk/Property/MEL205774



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