



Castle Street  
Melbourne Derby



### Property Description

A deceptively spacious four bedroom semi detached family home with off road parking and garage, situated in the very heart of sought after Melbourne village and offered with no chain! The property has a gas fired central heating system and double glazing (where specified) and briefly comprises:- Entrance hall, cloaks/w.c, spacious L shaped lounge diner, large garden room and fitted kitchen. To the first floor are four well proportioned bedrooms and family bathroom. Outside the property has front off road parking, a shared drive and rear garage. There is a private low maintenance courtyard garden to the rear. Melbourne itself is one of the most sought after locations within South Derbyshire, enjoying a particularly high standard of amenities and leisure facilities including pubs, restaurants, boutique shops, Post Office and doctors surgery. The A50 and M1 are readily accessible for the commuter, as is East Midland airport and Parkway railway station which offers a very regular service to London St Pancras.

### Entrance Hallway

Having a side timber entrance door leading to entrance hall, ceramic tile flooring, carpeted staircase off to the first floor, a door off the entrance hall leaving to;

### Cloaks/Wc

Having a two-piece white suite with a low level wc with concealed plumbing, wash hand basin with chrome mixer taps over, secondary glazed opaque window to the front elevation, part ceramic tile walls, ceramic flooring following on from the entrance hall.

### Kitchen

Having a range of matching base and wall unit with laminated worksurfaces over, single drain stainless steel sink unit with chrome mixer taps over, free standing Bosch slimline dishwasher, AEG washing machine and Bosch fridge

freezer , Integrated AEG electric oven, four burner gas hob and extractor fan, ceramic tile backsplash and flooring, UPVC double glazed window to the rear, half UPVC double glazed door to the rear giving access to the driveway.

### Lounge Diner

Having two secondary glazed windows to the front elevation, central heating radiator, carpeted flooring, electric fireplace with a timber mantal over, wide opening to dining room area, central heating radiators and carpeted throughout, two wall light points, serving hatch to the kitchen, potential for a large open plan ground floor space. Double opening UPVC double glazed French doors leading to

### Garden Room

Having exposed brick walling with UPVC double glazed French door to the rear giving access to the garden, UPVC double glazed opaque window to the side elevation, laminate flooring, sloping polycarbonate roof.

### First Floor Landing

Having open timber balustrading, carpeted flooring, loft access with available ladder, fully boarded loft with light, power and sky light. Airing cupboard housing the boiler providing central heating, hot water and storage.

### Bedroom One

A well-proportioned master bedroom having two secondary glazed windows to the front elevation, central heating radiator, carpeted flooring, two double door fitted wardrobe with hanging space and shelving.

### Bedroom Two

A double bedroom having a range of fitted wardrobes with hanging rails and shelving, two secondary glazed windows to the front

elevation, carpeted flooring, central heating radiator and wash hand basin

### Bedroom Three

A double bedroom having a UPVC double glazed window to the rear with views of Melbourne church, central heating radiator, carpeted flooring.

### Bedroom Four

Having a UPVC double glazed window to the rear elevation, central heating radiator, carpeted flooring, double door fronted front wall unit and built in deep storage cupboard with slatted shelving for ease of storage.

### Bathroom

Having a panelled bath with an electric shower over the bath, bi-fold glazed shower screen, wash hand basin with chrome mixer tap, wc with concealed plumbing, wall mounted chrome heating towel rail., fully ceramic tile walls with featured boarder tiles, ceramic tile flooring, inspect spotlights to the ceiling, UPVC double glazed window to the rear

### Outside

Having a block paved driveway to the front of the property providing off road parking continuing to the rear with neighbouring property having a right of way over under the arch way to the rear. To the rear is a courtyard garden having stone and side boundary wall, gravel for ease of maintenance.

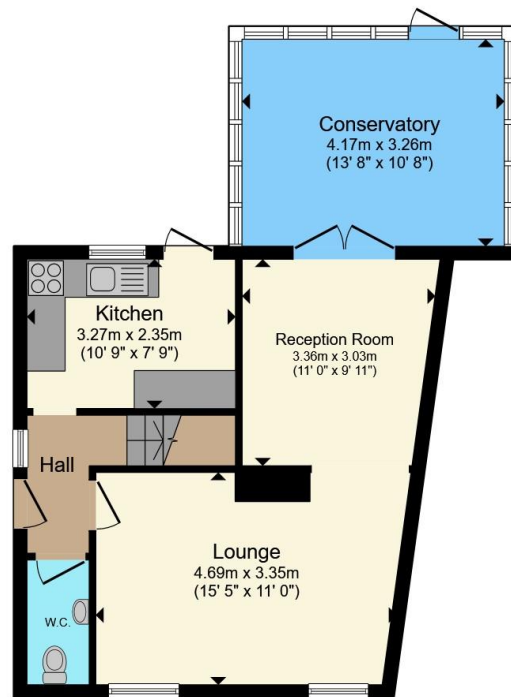
### Garage

Of brick-built construction with up and over door with light and power, having a side access door leading to the patio.









**Ground Floor**



**First Floor**

Total floor area 113.2 m<sup>2</sup> (1,219 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](http://www.propertybox.io)



To view this property please contact Ashley Adams on

**T 01332 865 568**  
**E [melbourneinfo@ashleyadams.co.uk](mailto:melbourneinfo@ashleyadams.co.uk)**

39 Market Place Melbourne  
 DERBY DE73 8DS

Property Ref: MEL205618 - 0002

Tenure:Freehold EPC Rating: D

**check out more properties at [ashleyadams.co.uk](http://ashleyadams.co.uk)**



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](http://www.ashleyadams.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MEL205618 - 0002