



ROB LETTS

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Melwood Grove, Acomb

Guide Price £375,000

3 1 2



5 Melwood Grove is a well-presented three-bedroom semi-detached home in Acomb, positioned just off Beckfield Lane and offering a practical family layout with a standout rear extension.

The home opens into an entrance lobby, with the bay-fronted lounge sitting to the front — a comfortable living space with character and natural light. To the rear, the extended kitchen-diner is the heart of the home, creating a bright and sociable everyday space with Velux roof windows, patio doors to the garden, a great range of units, generous work surface space and integrated appliances.

A side lobby adds useful practicality, with a ground-floor WC and internal access into the garage, making the layout work well for busy family life.

Upstairs, there are three bedrooms, including a bay-fronted main bedroom, a good-size second bedroom and a flexible third bedroom ideal as a child's room, nursery, dressing room or home office.

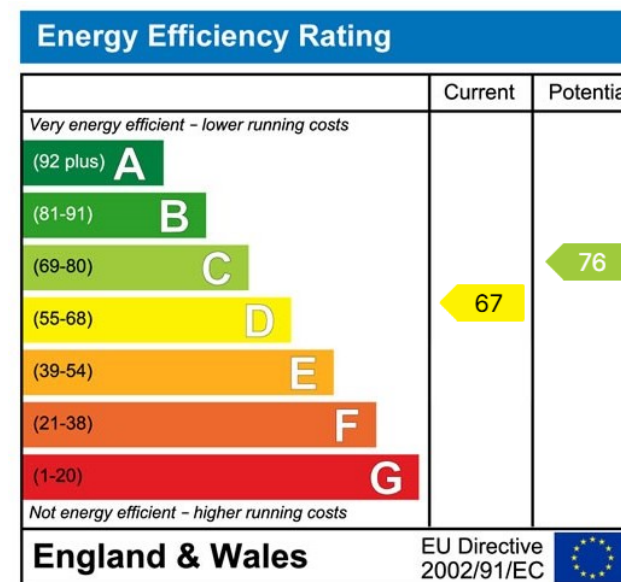
Outside, the private rear garden is a good usable size, with direct access from the kitchen-diner. A large outbuilding at the bottom of the garden provides excellent additional space for storage, hobbies, a gym, workshop, studio or working from home.

With parking, garage access and a popular Acomb location, this is a home with real everyday appeal.





- 3 bedroom semi-detached home on Melwood Grove
- Extended rear kitchen-diner filled with natural light
- Bay-fronted lounge with character and natural light
- Off-street parking and garage with internal access
- Large multi-use outbuilding ideal for storage, gym, workshop, studio or home working
- Sought-after position just off Beckfield Lane
- Great range of kitchen units and integrated appliances
- Ground-floor WC and useful side lobby
- Private, usable rear garden
- When enquiring about this property, please quote ref: RL0918



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