



Paget Road  
Melbourne DERBY



### Property Description

A beautifully presented, modern four bedroom detached family home in the sought-after village of Melbourne built in approx. 2017 by Charles Church Homes with professionally landscaped private garden which backs onto bowling green, garage, and driveway. The property is an ex-show home so benefits from upgraded fixtures and fittings as well as UPVC double glazing and gas fired central heating system. The vendors have also invested in new front door, bi-folds to kitchen and a newly surfaced driveway. In brief, to the ground floor the accommodation comprises: - Entrance hallway, lounge, dining room, kitchen/diner, utility room and cloakroom/ W.C. To the first floor are four well-proportioned bedrooms with ensuite and fitted wardrobes to the master and modern family bathroom. Outside to the front of the property is a well-maintained fore-garden with a variety of borders inset with shrubs and paved pathway leading to the front entrance door. To the side, is a tarmac driveway offering off-road parking for two/three vehicles, access to the single garage and a timber gate gives access into the rear garden. The garden is a particular feature of the property as it is generous in size with stunning outlooks over the bowling green and fully enclosed. The garden has been professionally landscaped to provide a range of seating areas and a wealth of features which must be viewed to be fully appreciated.

### Area Information

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 Hallway

Having a newly installed feature composite front entrance door tiled wooden flooring, central heating radiator and open balustrade

staircase leading to the first floor landing.

### Dining Room

Having central heating radiator and UPVC double glazed window to the front elevation.

### Lounge

Having central heating radiator and UPVC double glazed window to the front elevation.

### Kitchen/Diner

Fitted with a range of matching wall and base units with ceramic work surfaces over and a range of integrated appliances including fridge/freezer, dishwasher, electric fan assisted oven and four burner gas hob with stainless steel extractor hood over, stainless steel splashback and bowl and a half sink unit with chrome mixer tap over. There is a central heating radiator, spotlights to the ceiling, UPVC double glazed window to the rear elevation, newly installed double glazed bi-fold doors to the rear elevation giving access into the garden and door leading to: -

### Utility Room

Having a continuation of the matching wall and base units with work surfaces over, drainer and a quarter stainless steel sink unit with chrome mixer tap over, built-in washing machine, spotlights to the ceiling, double glazed opaque door to the rear elevation and door leading to: -

### Cloaks/Wc

Fitted with a two piece white suite comprising of low level W.C and pedestal wash hand basin with chrome mixer tap over, central heating radiator and UPVC double glazed opaque window to the side elevation.

### First Floor Landing

Having spotlights to the ceiling, loft hatch giving loft access and door leading to useful storage cupboard.

## Master Bedroom

Having fitted wardrobes, UPVC double glazed window to the rear elevation giving an aspect over the garden, central heating radiator and door leading to: -

## Ensuite

Fitted with a modern three piece white suite comprising of low level W.C, pedestal wash hand basin with chrome mixer tap over and glazed shower cubicle with chrome shower head over. There is a chrome heated towel rail, UPVC double glazed opaque window to the rear elevation, spotlights and extractor fan to the ceiling and half tiled walls and fully tiled to the shower cubicle.

## Bedroom Two

Having central heating radiator and UPVC double glazed window to the front elevation.

## Bedroom Three

Having central heating radiator and UPVC double glazed window to the front elevation.

## Bedroom Four

Having UPVC double glazed window to the front elevation and central heating radiator.

## Family Bathroom

Fitted with a modern three piece white suite comprising of low level W.C, pedestal wash hand basin with chrome mixer tap over and double width glazed shower cubicle with chrome shower head over. There are spotlights and extractor fan to the ceiling, central heating radiator and UPVC double glazed opaque window to the rear elevation.

## Garage

Having light and power with up and over door.

## Outside

To the front of the property is a well-maintained fore-garden with a variety of borders inset with shrubs and paved pathway leading to the front entrance door. To the side, is a newly re-surfaced driveway providing off-road parking for two/three vehicles, access to the single garage and a timber gate gives access into the rear garden. The garden is a particular feature of the property as it is generous in size with stunning outlooks over the bowling green and fully enclosed. The garden has been professionally landscaped to provide various seating areas and a wealth of featured which must be viewed to be fully appreciated.

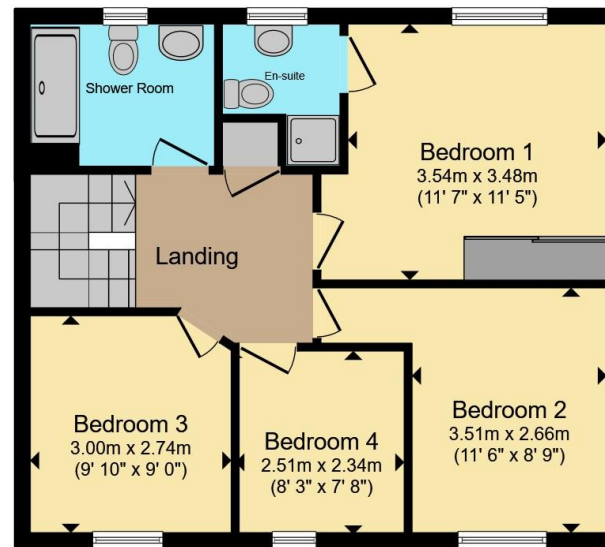








**Ground Floor**



**First Floor**

Total floor area 109.8 m<sup>2</sup> (1,182 sq.ft.) approx

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Property Ref: MEL205996 - 0010

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

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