



North Street  
Melbourne Derby



### Property Description

A substantial period built semi detached family home situated on a generous plot with off road parking for several vehicles, caravan/boat standing, two large garages, a large workshop and private garden. The property offers potential to use the rear of the property as a self contained annexe and the parking is accessed from two separate double drive gates. The property has a gas fired central heating system and UPVC double glazing and briefly comprises:- Two generous reception rooms, fitted dining kitchen, rear ground floor bedroom/office or third sitting room with cloaks/w.c off. To the first floor are two further double bedrooms and a stunning and spacious open plan studio or multi functional room with exposed truss beams and access to an outside balcony. Outside :-The property is situated on a wide plot with double timber gated access; there is two sets of timber gates from North Street. There is fencing at the side, and the property has a garden and off road parking for six to eight vehicles with a large tarmac driveway which provides lots of road parking and leads to two brick garages. There is also a beautifully presented garden with stone edge retaining walls, raised shaped lawn flanked with boarders inset with a variety of mature trees and shrubs and a further stone edge and sleeper edge steps leading up to a private patio area which is decked providing a further seating terrace. There is an outside tap and outside lighting.

### Entrance Hallway

Front UPVC double glazed entrance door with opaque glazed fan light over leading to:

### Lounge

Having UPVC double glazed window to the front elevation, central heating radiator, hard wood flooring and ornamental opening to the chimney breast, coving to the ceiling and pine striped paneled door to: -

### Second Sitting Room

With the feature hard wood flooring continuing through, open spindle staircase off to the first floor, lift up hatch giving access to the cellar beneath the sitting room, feature fireplace incorporating a log burning stove (which needs attention) with a brick back plate and terracotta tiled hearth, 2 x UPVC double glazed windows to the side elevations and a fitted striped pine full height dresser fitted to the chimney breast recess, coving to the ceiling and a striped pine and diamond leaded door giving access to:

### Dining Kitchen

Having a range of oak fronted matching base and wall units with laminated work surfaces over, ceramic tiled splash backs and flooring, coving to the ceiling, inset spot lights, Leisure range cooker (to be included) with a five burner gas hob, a Range Master double width extractor hood, integrated fridge freezer and single drainer one and a quarter bowl stainless steel sink unit with extendable mixer tap over. Plumbing and space for automatic washing machine, integrated dish washer, double opening UPVC double glazed French doors to the side giving access to the garden, UPVC double glazed window to the side and steps up to the: -

### Ground Floor Bedroom

or third sitting room: - having laminate flooring, feature spiral staircase of to the first floor, UPVC double glazed French doors to the side giving access to the garden, central heating radiator, coving and inset spotlights to the ceiling. Pine striped door to: -

### Cloaks/Wc

Having a two piece white suite comprising; low level WC, wash hand basin fitted to vanity with storage beneath and chrome mixer tap over, ceramic tiled splash back, central heating radiator, ceramic tiled flooring and coving to the ceiling.

## First Floor Landing

Has loft access, coving to the ceiling and central heating radiator.

## Bedroom One

Has UPVC double glazed window to the front elevation, laminate flooring, central heating radiator and a stripped pine panelled door gives access to useful over stairs store, coving to the ceiling.

## Bedroom Two

A spacious bedroom with UPVC double glazed window to the side elevation, central heating radiator, coving and inset spotlights to the ceiling, pine panelled door gives access to: -

## Family Bathroom

A spacious bathroom with a five piece white suite comprising; double width glazed shower cubicle with a mains chrome shower over, pedestal wash hand basin, W.C, separate bidet and a freestanding roll edge bath, coving to the ceiling, vinyl floor covering and central heating radiator.

## Studio/Multi-Use Room

Could be used as accommodation and is accessible via the spiral staircase from the ground floor but also accessed via bedroom two the room has exposed trust beams to the ceiling, pine exposed flooring, UPVC double glazed windows to the side elevation and double opening French doors giving access to a balcony which provides outside seating, open spindle balustrade and gorgeous views over the garden

## Outside

The property is situated on a wide plot with double timber gated access; there are two sets of timber gates from North Street and a fence to the side, the property has a garden and off road parking for six to eight vehicles with a large tarmac driveway that leads to two brick garages. There is also a beautifully presented garden with stone edge retaining

walls, a raised shaped lawn flanked with borders inset with a variety of mature trees and shrubs and a further stone edge and sleeper edge steps leading up to a private patio area which is decked providing a further seating terrace, there is an outside tap and outside lighting.

## Garage One

Particularly high garage door suitable for most four-wheel drive vehicles. The height is 7 ft 7 with electric remote control door, light and power. Internally it is 20 ft 8 by 9 ft 10.

## Garage Two

Also with electric remote control roller shutter door, light and power. It is 20 ft 1 by 9 ft 9. There is a sturdy stable door from the garage leading to workshop.

## Workshop

14 ft 1 by 12 ft 2

The workshop has a double sink unit, wall mounted gas boiler providing domestic hot water and central heating, central heating radiator and light and power, there is an opening to what was a wet room so the workshop has potential to be converted subject to building regulations approval into further living accommodation.









Total floor area 220.2 m<sup>2</sup> (2,370 sq.ft.) approx

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Tenure:Freehold EPC Rating: D

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