



The Woodlands  
Melbourne DERBY



## Property Description

A three-bedroom detached family home with off road parking, garage, private rear garden and potential for extension subject to planning permission. The property has a gas fired central heating system & backs onto the scout hut to the rear and is offered with no chain. In brief the accommodation comprises: - Entrance porch, lounge, dining room, fitted kitchen. To the first floor are three well-proportioned bedrooms, bathroom & separate w.c. Outside: -The property is set well back from the road and has a lawned front garden, with a tree and inset with shrubs, Tarmac driveway providing off road parking for several vehicles leading to a single integrated garage. The Tarmac continues to the side of the property. To the rear is a large, paved patio, shaped lawn flanked with borders inset with shrubs, backs directly on to the Scout hut. To the opposite side there is a wide gravelled area used as utility storage, attached timber shed, outside tap.

## Melbourne Area Information

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

Front UPVC double glazed entrance door leading to: -

## Entrance Porch

Having UPVC double glazed opaque glazed panel, timber framed and glazed door leading to: -

## Lounge

Having UPVC double glazed window to the front elevation, coving to the ceiling, central heating radiator, fireplace incorporating coal effect gas fire, marble effect hearth and back plate, timber surround, stairs off to the first floor, two radiators, double opening panelled doors to: -

## Dining Room

Having UPVC double glazed double opening French Doors to the rear with matching attached side panel giving aspect and access to the rear garden, central heating radiator, panelled door to: -

## Kitchen

Having a range of matching base and wall units with laminated work surfaces over, ceramic tiled splashbacks, single drainer one and a quarter bowl acrylic sink unit with chrome mixer tap over, integrated electric fan assisted oven, four burner gas hob and extractor, plumbing and space for an automatic washing machine, space for an under unit fridge, laminate flooring, central heating radiator, UPVC double glazed window to the rear giving aspect over the garden, panelled bifold door giving access to a walk in pantry or utility cupboard with shelving and hanging hooks, UPVC double glazed door to the side giving access to the side path. There is a further panelled door to an understairs shelved out pantry, laminate flooring continues through.

## First Floor Landing

Having UPVC double glazed panel to the side elevation.

## Bedroom One

Having UPVC double glazed window to the front elevation, central heating radiator, double door fronted deep built in wardrobe with double and single hanging rails for clothes storage.

## Bedroom Two

Having UPVC double glazed window to the rear elevation giving pleasant aspect over the garden and the Scout hut grounds beyond, central heating radiator, single door fronted built in wardrobe with hanging rail and shelving, door to airing cupboard which houses the Worcester Bosch boiler providing domestic hot water and central heating.

## Bedroom Three

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

## Bathroom

Having a coloured suite comprising cast iron panelled bath with a Triton electric shower over, pedestal wash hand basin, ceramic tiled walls, central heating radiator, laminate flooring, UPVC double glazed opaque window to the rear elevation.

## Wc

Separate WC off the landing which is adjacent to the bathroom and could be knocked through to the bathroom should buyers require having white low-level WC, UPVC double glazed opaque window to the rear, laminate flooring.

## Outside

### Front

The property is set well back from the road and has a lawned front garden, with a tree and inset with shrubs, Tarmac driveway providing off road parking for several vehicles leading to a single integrated garage. The Tarmac continues to the side of the property. There is potential to extend at the side subject to planning.

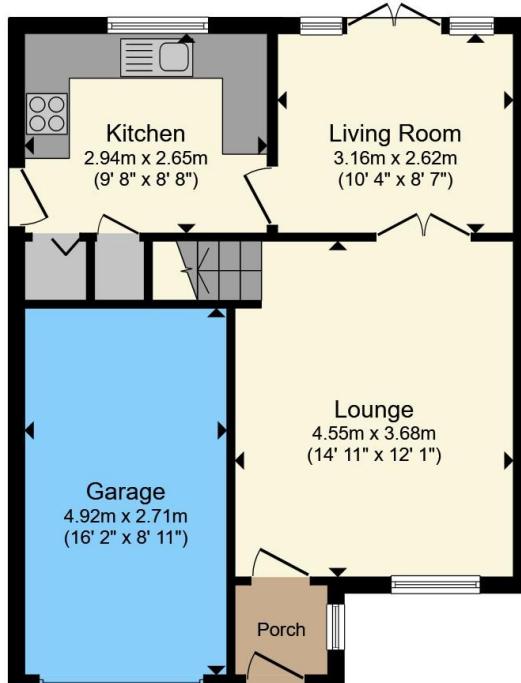
### Rear Garden

Having large, paved patio, shaped lawn flanked with borders inset with shrubs, backs directly on to the Scout hut. To the opposite side there is a wide gravelled area used as utility storage, attached timber shed, outside tap.

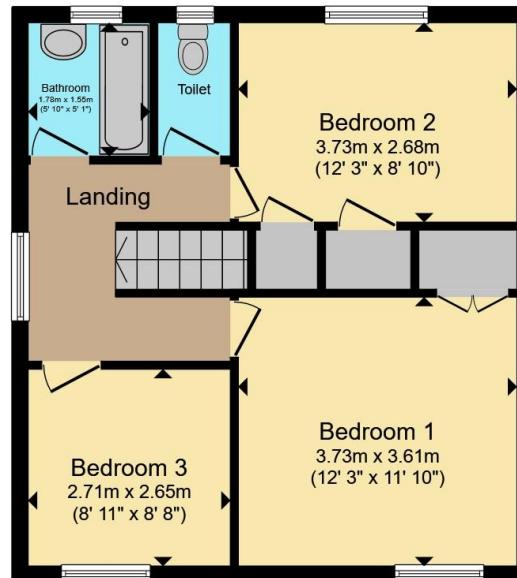








**Ground Floor**



**First Floor**

Total floor area 100.7 m<sup>2</sup> (1,084 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: MEL205807 - 0007

Tenure: Freehold EPC Rating: Awaited Council Tax Band: 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: MEL205807 - 0007