

Trent Lane
Melbourne Derby

ashley adams

Trent Lane
Melbourne Derby DE73 8BT

for sale
£475,000







Property Description

A fantastic renovation project! Comprising a three bedroom detached family home with off road parking, garage and stunning garden backing onto open fields. The property is elevated and has stunning far reachng views to the rear which must be viewed to be fully appreciated. Offering excellent potential for extension subject to planning permission, a design to accentuate the views offers an exciting opportunity to prospective buyers. The property currently has a gas fired central heating system and double glazing (where specified) and briefly comprises:- Entrance hall, cloaks/w.c, through lounge/diner with patio doors to the rear and stunning views, fitted dining kitchen, utility room and internal access to garage. To the first floor are three well proportioned bedrooms and bathroom.Outside:-

Entrance Hall

Having a front UPVC double glazed entrance porch with inset door and matching attached side panels, leading to entrance hall, having carpeted dog-leg staircase off to first floor, central heating radiator, a door leading to cloaks area with coat-horse, as well as further door giving access to understairs store area being shelves out and a further timber frame door giving access to kitchen/dining room.

Kitchen/Dining Room

Having carpeted flooring withing the dining area part of kitchen, a floor standing boiler, central heating radiator and a wide arch opening into kitchen area, having a range of matching base and wall units with laminate work surface over and a variety of fitted appliances including single drainer stainless steel sink unit with mixer tap, space and plumbing for automatic washing machine, electric fan assisted oven and grill and a 4 burner hob, extractor fan, ceramic tile splashbacks, laminate flooring, UPVC double glazed window giving aspect over stunning countryside views, and a further UPVC double glazed opaque door to the side of the kitchen giving access to;

Utility Room

Having space & plumbing for automatic washing machine, further space for other fitted appliances, wall and base units, ceramic tile flooring, UPVC double glazed window giving aspect over the garden and a further UPVC double glazed door giving access into the garden, with an additional door leading to garage.

Lounge/Dining Room

A spacious extended lounge dining area consisting of carpeted flooring, a UPVC double glazed window overseeing the front elevation, three wall-mounted light points, a further wide opening leading to the dining area having carpet continuing through, two further wall-mounted light points and UPVC sliding doors giving access to a garden patio area having stunning views over the garden and countryside.

First Floor Landing

Having a UPVC double glazed window to front elevation and carpeted flooring.

Bedroom One

Having a range of fitted furniture consisting of compact drawers, overhead cupboards, wardrobes, a central heating radiator, carpeted flooring, UPVC window overlooking the rear aspect.

Bedroom Two

Having a UPVC double glazed window giving aspect to the rear elevation, central heating radiator, a fitted wardrobe unit consisting of a central vanity unit joined by two single wardrobes and overarching overhead storage.

Bedroom Three

Having a UPVC double glazed window giving aspect over the front elevation, carpeted flooring, a fitted wardrobe unit consisting of a central vanity unit joined by two single wardrobes and overarching overhead storage and central heating radiator.

Bathroom

Having a two-piece coloured suite comprising of a panel bath with overhead shower attachment, pedestal handwash basin, central heating radiator, UPVC double glazed window giving access over the side elevation, ceramic tiled walls and carpeted flooring. Attached is separate W/C consisting of a low-level w/c, UPVC double glazed opaque window, ceramic tiled walls and carpeted flooring.

Garage

Having an up & over door, lighting, and power.

Outside

To the front of the property there is a stone dwarf wall with raised garden beds inset with mature shrubs and trees and a feature stone boundary wall to the front, block pathed driveway providing ample parking, leading to attached brick-built garage with concrete path leading downside of the property being gated to the rear.
Beyond the rear gate there is a raised patio with stone effect balustrading, pathed steps leading down to a further larger patio area, a lawned area with ornamental garden pond, further pathed steps leading up to patio adjacent to the lounge/dining room, steps down to a tiered garden shaped with lawn and cascading waterfall continuing down the garden, a timber summerhouse is positions at the end of the garden backing directly onto open fields, green house surrounded with mature trees & shrubs giving a stunning view of countryside views.

Agents Note

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











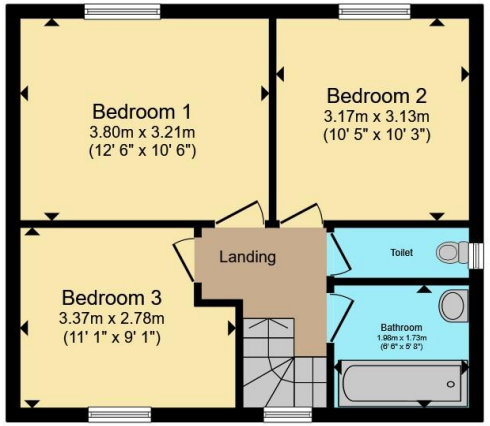








Ground Floor



First Floor

Total floor area 126.0 m² (1,356 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

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Property Ref: MEL205968 - 0010

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

view this property online ashleyadams.co.uk/Property/MEL205968

The Property Ombudsman

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