



Sweet Leys Way  
Melbourne Derby



### Property Description

A well presented two double bedroom modern mid-town house with driveway to the rear providing off road parking leading to detached brick pitched roof garage with light and power and private enclosed garden. The property has a gas fired central heating system and UPVC double glazing and briefly comprises: - Entrance hall, kitchen with a range of integrated appliances, spacious lounge diner with French doors to garden and cloaks/w.c. To the first floor are two double bedrooms, master with fitted wardrobes and bathroom with four piece modern white suite. Outside: - To the front is a low maintenance fore garden, particularly lawned and gravel with a paved path leading to the front door area with lighting to the front. To the rear is an enclosed garden with a paved patio and path leading down the garden, lawn flanked with gravel borders. There is a gate at the rear giving access to a side path leading to detached brick pitched roof garage with up and over door, light and power. Parking to the front of the garage.

### Entrance

Having a front timber panel entrance door leading to: -

### Entrance Hall

Having LVT flooring, carpeted staircase off to the first floor,

### Cloaks

Having a two-piece white suite with low level WC, wash hand basin with chrome mixer tap ceramic tile backsplash, ceramic tile flooring, extractor fan, central heating radiator, wall mounted Ideal boiler

### Kitchen

Having a range of matching base and wall units with laminated work surfaces over, a range of integrated appliances comprising: - fridge freezer, electric fan assisted oven, gas

hob and extractor, microwave and dishwasher. There is a stainless steel splashback to the cooking area and under unit space for washing machine, ceramic tiled flooring and UPVC double glazed window to the front elevation.

### Lounge

Having UPVC double glazed double opening French doors with attached side panels to the rear giving access to the rear garden, two central heating radiator, panelled door leading to understairs store

### First Floor Landing

Having carpeted floor, open spindle balustrade.

### Bedroom One

Having UPVC double glazed window to the rear elevation, central heating radiator, two double door fronted white high gloss wardrobes with hanging rail and shelving, carpet flooring, loft access

### Bedroom Two

Having UPVC double glazed window to the front elevation, central heating radiators, carpeted flooring, panelled door leading to a useful over stairs store.

### Family Bathroom

Having a four-piece modern white suite comprising double width shower glazed cubical with triton electric shower over, fully tiled to the cubical, panelled bath with chrome bath/shower mixer tap, pedestal wash hand basin with chrome mixer tap and low-level WC, part ceramic tiled walls, ceramic tiled flooring, shaver point and extractor fan.

### Outside

## Front

To the front is a low maintenance fore garden, particularly lawned and gravel with a paved path leading to the front door area with lighting to the front.

## Rear

To the rear is an enclosed garden with a paved patio and path leading down the garden, lawn flanked with gravel borders. There is a gate at the rear giving access to a side path leading to

## Detached Garage

Detached brick pitched roof garage with up and over door, light and power. Parking to the front of the garage.

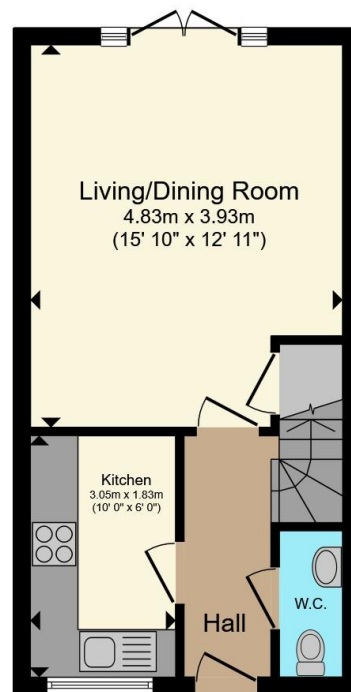
## Agent Notes

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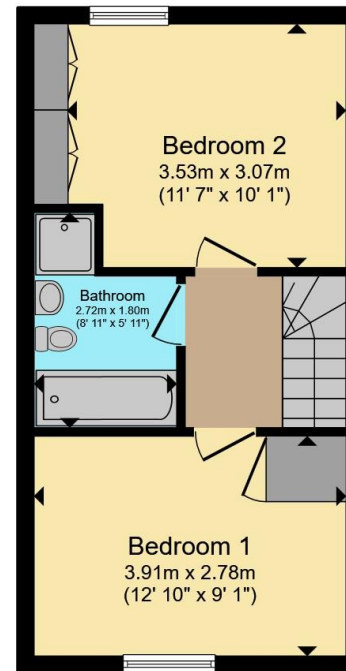








**Ground Floor**



**First Floor**

Total floor area 62.7 m<sup>2</sup> (675 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)



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Property Ref: MEL205973 - 0010

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

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