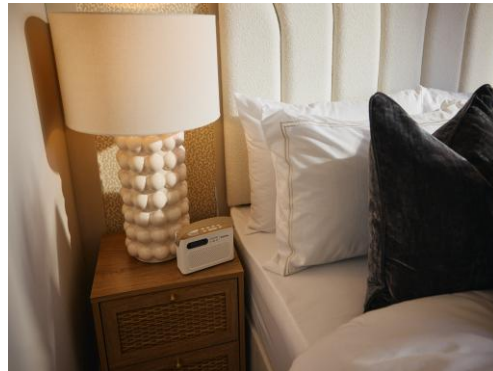




The Heath Church Street
Melbourne Derby





Property Description

A characterful stone and brick faced, 3 storey, 4 bedroom new build family home (approx 1530 Sq ft). The property has an air source heat pump system, underfloor heating to the ground floor, high quality double glazed heritage sash style windows throughout, white grained cottage style doors with polished chrome handles throughout, quartz work surfaces as standard, integrated fridge/freezer, Porcelanosa tiles, extensive rear garden and turfed front garden area, EV charger and off road parking. In brief the accommodation comprises: - spacious entrance hallway, sitting room, study/playroom, office, cloaks/wc, kitchen/dining/family room, utility room. To the first floor is the principal bedroom with ensuite, bedrooms two and three and the family bathroom. To the second floor is bedroom four. Outside are front and rear gardens and a tarmac driveway.

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. These fabulous homes are situated in the very heart of the village.

Entrance

Front composite entrance door with inset opaque glazed panel leading to: -

Entrance Hallway

With stairs off to the first floor, underfloor heating and door to: -

Cloaks/Wc

6'7" x 2'9" (2.00m x 0.85m)

Accessed from the entrance hallway having a two piece modern white suite comprising

pedestal was hand basin with chrome mixer tap over, low level wc, underfloor heating.

Office

9'0" x 7'7" (2.75m x 2.32m)

Having UPVC double glazed heritage sash style double glazed window to the front elevation, underfloor heating

Study/Playroom

8'7" x 7'7" (2.61m x 2.32m)

Having UPVC double glazed heritage sash style window to the front elevation, underfloor heating

Sitting Room

17'10" x 8'8" (5.45m x 2.63m)

A separate generously proportioned sitting room with triple bifold doors giving access to the rear garden, underfloor heating

Kitchen/Dining/Family Room

14'10" x 19'8" (4.52m x 5.98m)

An expansive open plan J T Ellis designed kitchen, dining and family area having a range of matching high specification base and wall units, quartz work surfaces with matching upstands, fully integrated fridge freezer, fully integrated dishwasher, high quality AEG kitchen appliances, dining area and family area, triple bifold doors giving access to the rear garden, inset spotlights to the ceiling, underfloor heating

Utility

6'1" x 3'11" (1.85m x 1.20m)

Having base units with work surfaces over with matching upstands, underfloor heating

First Floor Landing

Landing with doors off to: -

Principal Bedroom

9'3" x 13'7" (2.81m x 4.13m)

Having UPVC double glazed heritage sash style windows to the rear elevation, built in wardrobes, central heating radiator and door to: -

Ensuite

8'4" x 4'1" (2.54m x 1.25m)

Having a glazed shower cubicle with chrome mains shower over, wash hand basin with chrome Aqualisa mixer tap, low level wc, part Porcelanosa tiled walls, UPVC double glazed opaque window to the rear elevation, inset spotlights to the ceiling.

Bedroom Two

9'3" x 11'4" (2.81 x 3.45m)

A generous sized double bedroom having UPVC double glazed heritage sash style window to the front elevation, central heating radiator.

Bedroom Three

8'4" x 7'10" (2.55m x 2.39m)

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

Family Bathroom

7'7" x 5'7" (2.32m x 1.71m)

Having a panelled bath with Aqualisa chrome mixer tap, wash hand basin with Aqualisa chrome mixer tap, low level wc, inset spotlights to the ceiling, Porcelanosa wall and floor tiles

Second Floor/Bedroom Four

12'9" x 14'5" (3.89m x 4.38m)

Another generous double bedroom with built in useful storage cupboard, central heating radiator.

Outside

Having a paved path to the front and the expansive rear of the property, turf to the front garden and a tarmac driveway providing off road parking for two vehicles.

Specification Highlights

Interiors

White grained cottage style doors with polished chrome handles
Built in wardrobes to principal bedroom or dressing area

Kitchen

JT Ellis designed kitchens
Quarz worktops
AEG kitchen appliances
Fully integrated fridge freezer
Full integrated dishwasher

Bathroom

Ideal Standard sanitaryware with Aqualisa taps
Porcelanosa wall tiles to family bathroom and en suites
Porcelanosa floor tiles to family bathroom

Energy Saving Features

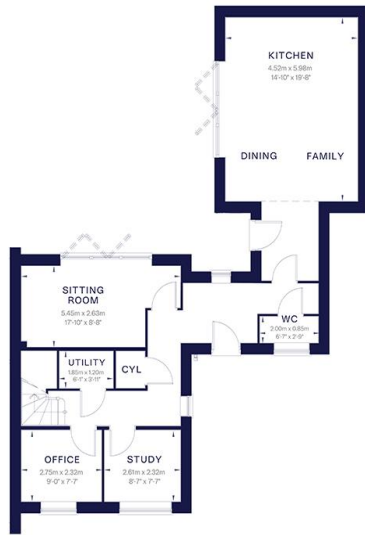
Electric vehicle charger

External

Paved pathways to front and rear of homes
Turf to front garden







Ground Floor



First Floor



Second Floor

To view this property please contact Ashley Adams on

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39 Market Place Melbourne
 DERBY DE73 8DS

Property Ref: MEL205946 - 0006

Tenure:Freehold EPC Rating: Exempt Council Tax Band: Deleted

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