



Sweet Leys Way
Melbourne DERBY



Property Description

A well presented three bedroom modern semi-detached town house with driveway to the side 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, cloaks/wc, L shaped kitchen/diner with a range of integrated appliances, spacious lounge. To the first floor are two bedrooms, family jack and Jill bathroom with a modern four piece white suite. To the second floor is the master suite with fitted wardrobes and ensuite shower room with a three piece modern white suite. Outside: - To the front is a walled low maintenance fore garden with paved path leading to the front door area with lighting to the front. To the rear is an enclosed low maintenance garden with a paved patio and raised deck 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 with windowlight leading to:

Entrance Hallway

Having carpeted flooring, carpeted staircase off to the first floor and central heating radiator.

Cloaks/Wc

Having a two piece modern white suite comprising low level wc, hand wash basin with chrome mixer tap over, ceramic tile splashback, ceramic tile flooring, extractor fan and central heating radiator.

Kitchen/Diner

A beautifully presented 'L' shaped

kitchen/diner having a range of matching base and wall units with laminated work surfaces over and matching upstands, a range of integrated appliances including a NEFF electric fan assisted oven, four burner gas hob and extractor over and NEFF microwave, stainless steel splashback to the cooking area, space and plumbing for a washing machine, under unit fridge and separate freezer, space for dining table, ceramic tiled flooring, inset spotlights to the ceiling, two central heating radiators and a UPVC double glazed french doors to the rear garden, two double glazed windows to the rear elevation, door giving access to cloaks/wc and door to a built in storage cupboard.

Lounge

Having UPVC double glazed windows to the front elevation, two central heating radiators, panelling to the recesses either side of the media wall and LVT herringbone parquet flooring.

First Floor Landing

Having carpeted flooring, open spindle balustrade, door to airing cupboard with pressurised hot water cylinder.

Bedroom Two

Having UPVC double glazed window to the rear elevation, central heating radiator, carpeted flooring, triple door wardrobe with hanging rails and shelving, panelled door to jack and jill bathroom.

Bedroom Three

Having UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring and panelled door to jack and jill bathroom.

Jack And Jill Bathroom

Having a four piece modern white suite comprising of double width glazed shower cubicle with chrome mains shower over, fully tiled to the cubicle, panelled bath with chrome bath/shower mixer tap, pedestal hand wash basin with chrome mixer tap over, low level wc, part ceramic tiled walls, ceramic tiled flooring, shaver point, extractor fan and central heating radiator.

Enclosed Stairway To 2nd Floor

Ideal space to use as a study area having UPVC double glazed window to the front elevation, central heating radiator and carpeted stairs giving access to: -

Second Floor/Master Suite

The second floor comprises entirely of the master bedroom suite, accessed via a carpeted staircase with open spindle balustrade, fitted four door wardrobe with hanging space and shelving, inset spotlights to the ceiling, carpeted flooring, two central heating radiators, Velux roof light window, two UPVC double glazed windows to the side elevation and one double glazed window to the front elevation, panelled door giving access to:

Ensuite

Comprising of a three piece modern white suite with double width glazed shower cubicle with chrome mains shower over, fully tiled to the shower cubicle, pedestal wash hand basin with chrome mixer tap over, low level wc, double glazed Velux roof light window, shaver point, ceramic tiled flooring, part ceramic tiled walls, inset spotlights to the ceiling.

Outside

To the front of the property is a low maintenance fore garden with a block paved path leading to the front door area with a covered canopy and lighting to the front. To the side of the neighbouring property is a tarmac driveway leading to a pitched roof, brick built, single garage with an up and over door providing parking to the front of the garage, light and power and a gate giving

access to the:

Rear Garden

To the rear of the property is an enclosed garden with a paved patio area and a raised decked area, low maintenance artificial lawn area flanked with gravel borders.

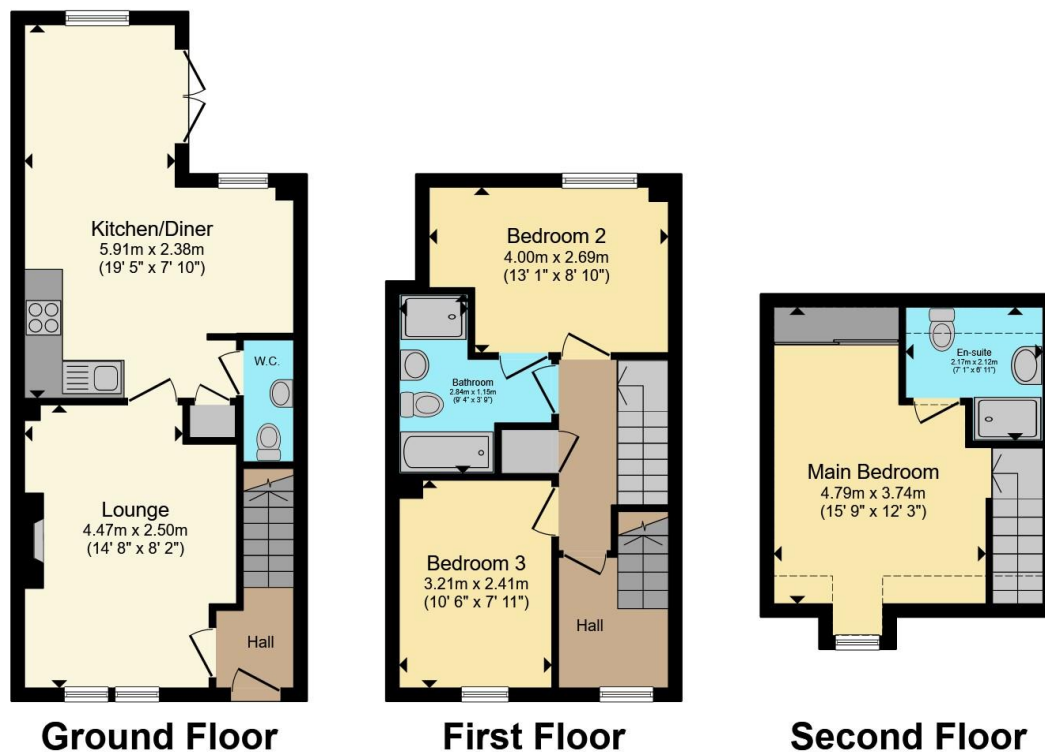
Agent Note

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.









Total floor area 109.0 m² (1,173 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: MEL205988 - 0007

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

view this property online ashleyadams.co.uk/Property/MEL205988



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