



Spinney Hill
Melbourne Derby



Property Description

A well presented three-bedroom mid town house in highly desirable location with private enclosed garden, off road parking and garage to the rear. The property has a gas fired central heating system and newly installed UPVC double glazing with accommodation briefly comprising:- Entrance hall, cloaks/w.c, kitchen, spacious lounge/diner with patio doors onto garden. To the first floor are three well proportioned bedrooms and bathroom. Outside:-To the front of the property is a low maintenance fore garden with slate chippings and inset shrubs, lighting to the front door area.

The rear garden is well landscaped having paved patio beyond the rear doors, paved steps leading down to a paved pathway, further paved patio area, feature brick retaining wall, stepping stones over the lawn garden area flanked with borders inset with shrubs, timber shed to be included in the selling price, the garden is enclosed with fencing, a gate to the rear gives access beyond the boundary to a paved path which leads down to the garage and parking area.

Garage Area

Comprising of two blocks of four garages, the parking for the property is the first garage on the left as you come down to the parking area, off road parking to the front of the garage for one vehicle, the garage has an up and over door and roof storage.

Entrance Hallway

Accessed via a front UPVC half double glazed entrance door with opaque and leaded glazing having carpeted flooring, central heating radiator, carpeted stairs off to the first floor, useful understairs store, door off to: -

Cloaks/Wc

Having two piece modern white suite comprising low level wc, corner wash hand basin, ceramic tile splashback, carpeted flooring, central heating radiator, UPVC double glazed opaque window to the front elevation with fitted window blind.

Kitchen

Accessed via the entrance hallway having a fitted range of matching base and wall units with laminated work surfaces over, single drainer one and quarter bowl stainless steel sink unit with chrome mixer tap over, integrated electric fan assisted oven, four burner gas hob with extractor over, plumbing and space for automatic washing machine, space for under unit fridge and freezer, UPVC double glazed and leaded bay window to the front elevation with deep ceramic tiled window sill matching the ceramic tiled splashbacks, laminate flooring, wall mounted Worcester boiler providing domestic hot water and central heating.

Lounge/Diner

Could potentially be knocked through to the kitchen to create a large open plan kitchen living space having two central heating radiators, UPVC double glazed sliding patio doors giving access to the rear garden, UPVC double glazed window to the rear giving additional light and aspect over the garden, carpeted flooring, feature fireplace incorporating coal effect gas fire with marble effect hearth and back plate and contemporary surround, three wall light points.

First Floor Landing

Having open balustrade, carpeted flooring, loft access point to a majority boarded out loft with pull down loft ladder and light, airing cupboard housing the hot water tank and slated shelving for linen storage.

Bedroom One

Having UPVC double glazed window to the rear elevation having far reaching views over rooftops to open countryside, central heating radiator, carpeted flooring.

Bedroom Two

Having UPVC double glazed and leaded window to the front elevation, central heating radiator, carpeted flooring.

Bedroom Three

Having UPVC double glazed window to the rear elevation again aspect over the houses to countryside views, central heating radiator, carpeted flooring.

Bathroom

Having a three piece white suite comprising panelled bath with chrome mains shower over and glazed shower screen, pedestal wash hand basin and low level w.c., radiator, vinyl flooring and UPVC double glazed opaque window to the front.

Outside

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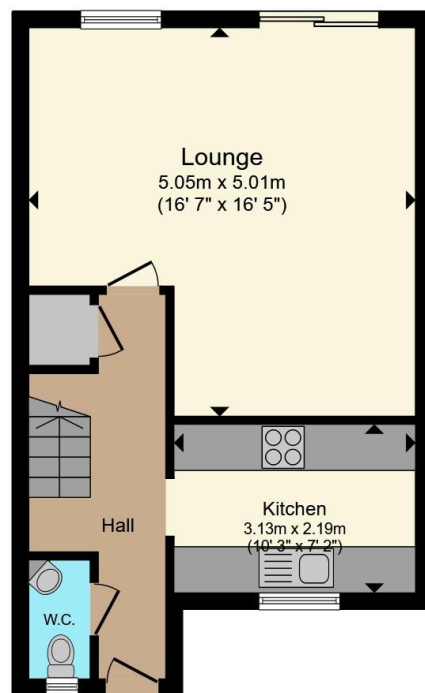
Agent Note

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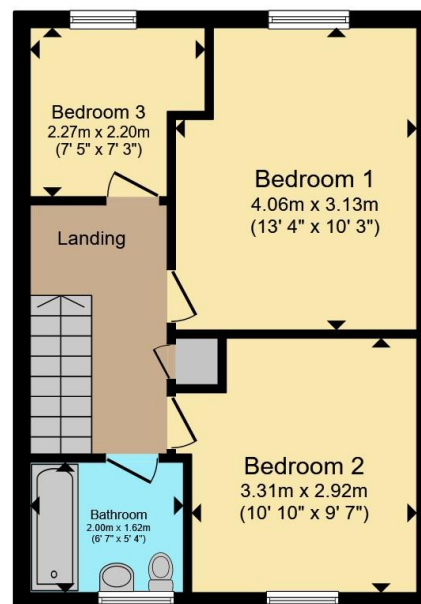








Ground Floor



First Floor

Total floor area 75.5 m² (813 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: MEL206068 - 0002

Tenure:Freehold EPC Rating: Awaited

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