



Castle Mews
Melbourne Derby



Property Description

A beautifully presented characterful mews cottage built in stone and brick in this highly desirable small residential mews complex in the very heart of Melbourne village with off road parking, garage and particularly private rear garden. The property has a gas fired central heating system and double glazing with accommodation briefly comprising: Entrance hall, dual aspect lounge, with feature fireplace, fitted dining kitchen with integrated appliances. To the first floor are two double bedrooms, one with fitted wardrobes and a shower room. Outside the property is idyllically situated within this small development close to all the amenities of Melbourne village and is offered with full vacant possession/no chain.

Entrance

Half glazed timber panelled entrance door leading to:-

Entrance Hallway

Having dog leg staircase off to the first floor. There is a recently fitted stairlift which could be removed subject to buyers' requirements, double glazed window to the side elevation, useful understairs store which offers storage space and also incorporates the electric meter, central heating radiator and laminate flooring, panelled door off to:-

Lounge

15' 3" x 10' 7" (4.65m x 3.23m)
A dual aspect room with double glazed window to the front elevation, double glazed sliding patio doors to the rear giving beautiful aspect over the garden and also access to the garden, coal effect gas fire on a raised quarry tiled hearth to a feature brick fireplace with a timber mantle beam over and stone hearth, beams to the ceiling, central heating radiator, wall light point.

Spacious Dining Kitchen

14' 4" x 11' 2" (4.37m x 3.40m)
Having a range of oak fronted matching base and wall units with roll edged laminated work surfaces over, partial ceramic tiled splashbacks, a range of integrated appliances comprising: Siemens dishwasher, AEG electric fan assisted oven, four burner gas hob, extractor hood with lighting to the cooking area, integrated under unit fridge and separate freezer, central heating radiator, ceramic tiled flooring, space and plumbing for automatic washing machine, inset spotlights to beamed ceiling, double glazed window to the rear giving aspect over the garden, timber framed and glazed door giving access to the garden, wall light point.

Landing

To the first floor is a beautiful galleried landing, full height to the landing area with open spindle balustrade, two double glazed windows to the front elevation giving aspect over the communal grounds to the front, loft access fully boarded with light, cupboard incorporating storage and Worcester boiler giving domestic hot water and heating, panelled door off to:-

Bedroom One

12' 6" x 11' 2" (3.81m x 3.40m)
Having UPVC double glazed window to the rear giving views over the garden and open countryside, central heating radiator.

Bedroom Two

10' 7" x 7' 10" (3.23m x 2.39m)
Having UPVC double glazed window to the rear giving views over the garden and open countryside, central heating radiator, triple sliding pine door fronted wardrobes with hanging rails and overhead storage cupboards.

Shower Room

Having a three piece suite comprising full width open shower cubicle with a glazed screen and mains chrome shower over, pedestal wash hand basin, low level WC, full ceramic tiling, UPVC panelled to the shower cubicle for ease of maintenance, inset spotlights to the ceiling, double glazed opaque window to the front elevation, vinyl floor covering, two wall light points either side of a fitted mirror with a vanity shelf, central heating radiator.

Single Garage

16' 8" x 8' 2" (5.08m x 2.49m)

With up and over door, light and power.

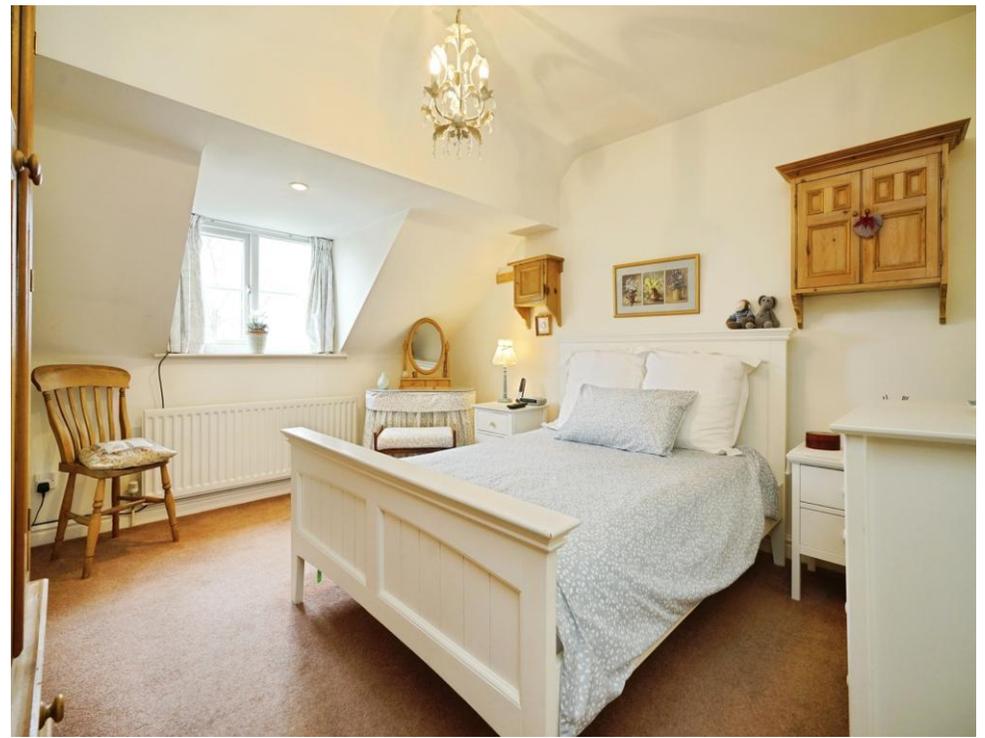
Outside

To the front of the property is a covered storm porch with lantern lighting and downlight, paved path leading to the front door area, beautifully presented communal gardens with off road parking and garage, side covered shared pathway with lighting leading to a timber gate which in turn leads in to the rear garden. The rear garden is beautifully presented with a wealth of features, a paved and brick large patio area beyond the rear kitchen door, outside tap, outside covered utility store, covered canopy to the rear door, box hedging, stone edged borders inset with a variety of mature trees and shrubs, steps down to a shaped lawn, enclosed with walling and fencing and is particularly private and mature, timber shed and timber covered seating area.

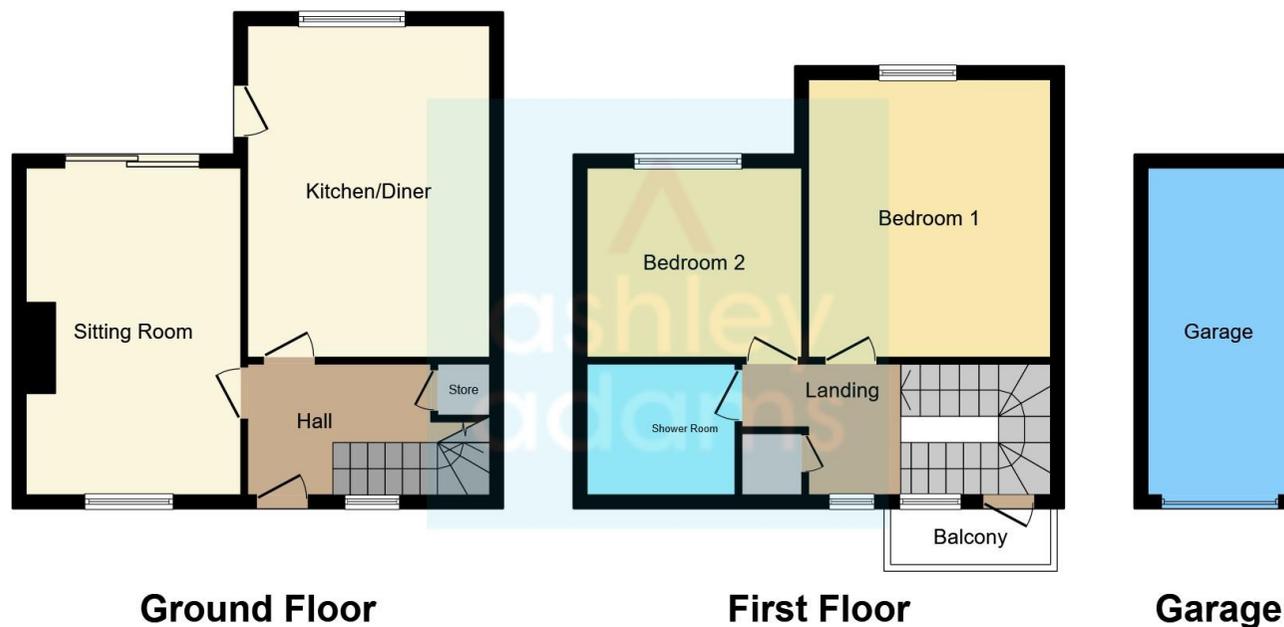
Agent Note:

There is a service charge of £350.00 per year maintenance of the grounds. Residentially trustee organised.









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.focalagent.com

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Property Ref: MEL202702 - 0014

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

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