

for sale

**£400,000** Freehold



## Derby Road Melbourne Derby DE73 8FE

A highly desirable three-bedroom semi-detached family home in private gated mews development in the very heart of Melbourne village with off road parking with EV charging and private landscaped garden. Having stunning open plan living kitchen and ensuite to master bedroom.

# Derby Road Melbourne Derby DE73 8FE

A highly desirable three bedroom semi detached family home in private gated mews development in the very heart of Melbourne village with off road parking for two vehicles with EV charging and private landscaped garden. The property is newly built and has a gas fired central heating system, solar panels for electric and heritage double glazing. Being finished to a high specification with open plan living in the heart of the village with the security of gated entrance and parking. In brief the accommodation comprises:- Entrance hall, Cloaks/w.c, open plan living/dining kitchen and snug/sitting room. To the first floor are three well proportioned bedrooms, master with ensuite shower room and family bathroom. Outside is a private well landscaped garden to the rear and off road parking in gated courtyard. Melbourne enjoys a high standard of amenities including the Sainsburys supermarket, Post office, doctors and dentist surgery and a wide range of quality public houses and restaurants whilst being well placed for the commuter with East Midlands airport, Parkway railway station and major link roads nearby.

## Entrance Hallway

Accessed via a front panelled composite half opaque double glazed entrance door leading to the entrance hallway having UPVC double glazed window to the front elevation, oak and glazed staircase off to the first floor, feature exposed stone wall, door to: -

## Cloaks/W.C

Having two piece white suite comprising low level wc and wash hand basin.

## Snug

Accessed off the entrance hallway having two UPVC double glazed windows to the front and side elevations, opening out to a spacious: -

## Living/Dining /Kitchen

The kitchen having a range of integrated appliances comprising electric fan assisted oven, four burner gas hob with extractor fan over, integrated dishwasher, integrated fridge freezer, UPVC double glazed window to the side and rear elevation, UPVC double glazed sliding patio doors to the rear elevation giving



access and aspect over the garden.

**First Floor Landing**

Having oak and glazed balustrade.

**Master Bedroom**

Having two UPVC double glazed opaque bay windows, double glazed rooflight window, central heating radiator, door to: -

**Ensuite Shower Room**

Three-piece white suite comprising low level wc, wash hand basin, shower cubicle, wall mounted chrome heated towel rail.

**Bedroom Two**

Having two UPVC double glazed opaque bay full height windows, double glazed rooflight window, central heating radiator.

**Bedroom Three**

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

**Family Bathroom**

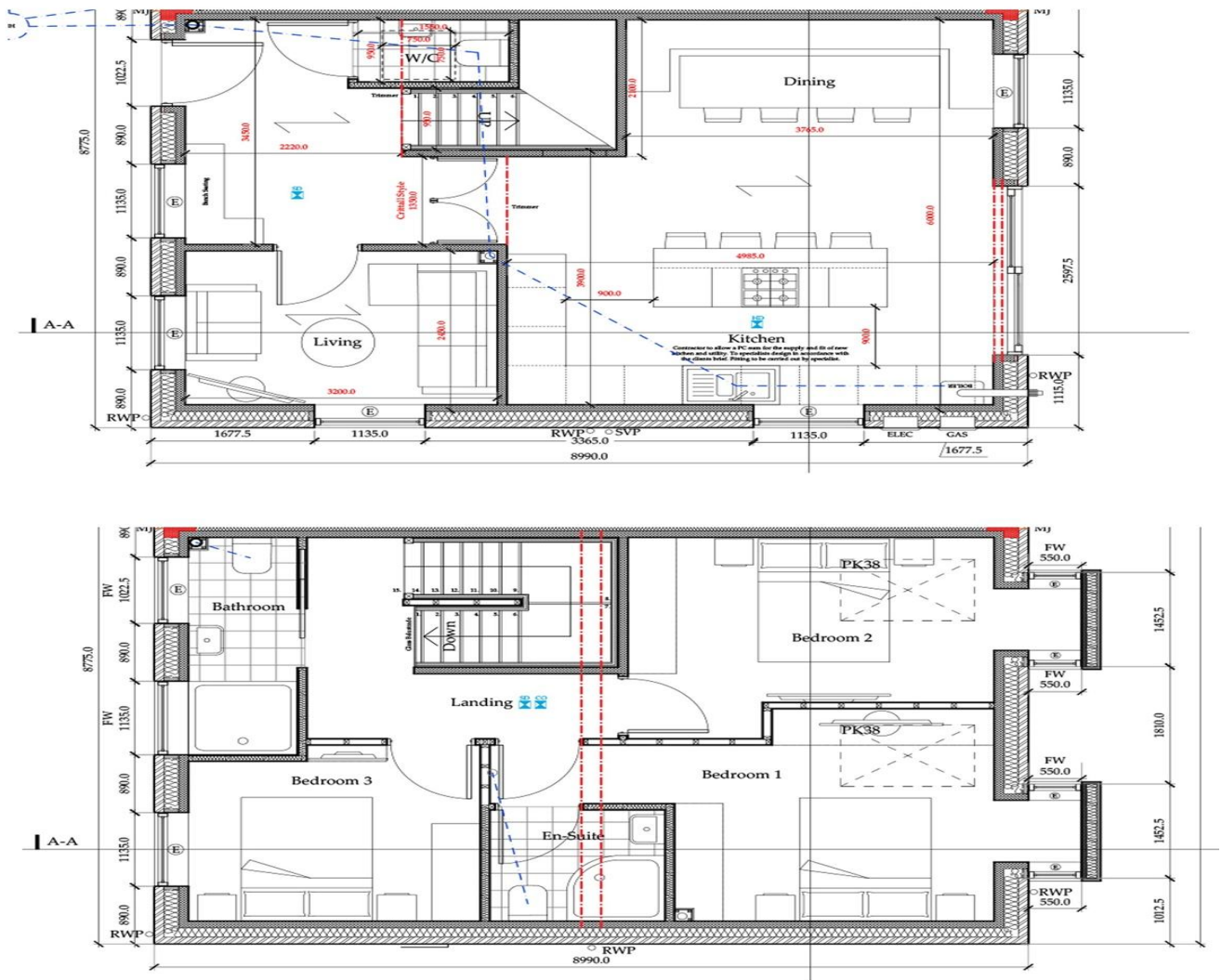
Having panel bath with shower over, low level wc, wash hand basin, two UPVC double glazed opaque windows to the front elevation.

**Outside**

Having private gated access off Derby Road to a gravelled courtyard with off road parking to the side of the property for two tandem parked vehicles, having an enclosed rear garden being particularly private with majority brick wall boundary, large decked patio area, shaped lawn, timber retaining raised border to the rear of the garden.







To view this property please contact Ashley Adams on

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39 Market Place Melbourne  
DERBY DE73 8DS

Property Ref: MEL206061 - 0001

Tenure:Freehold EPC Rating: Exempt

Council Tax Band: Deleted

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