



Stafford Close  
Melbourne Derby

# Stafford Close Melbourne Derby DE73 8LD

for sale offers over  
**£310,000**



## Property Description

A well-presented three bedroom semi-detached home close to central Melbourne village with generous garden to the rear, off road parking for several vehicles providing potential to construct a garage to the rear if required. The property was constructed by Miller Homes approx 7 years ago on a relatively small development and has a gas fired central heating system and upvc double glazing with accommodation briefly comprising:- Entrance hall, cloaks/wc, fitted kitchen with integrated appliances, open plan lounge/diner with French doors to the rear. To the first floor are three well-proportioned bedrooms, master with ensuite shower room and family bathroom. The property is set back from the road having a front garden area with two lawned areas, a central paved path and two barked borders, covered storm porch to the front door area with light. A side tandem driveway provides parking for several vehicles down the side of the property, which also offers potential for erection of a garage in the rear garden if required subject to planning permission. Outside the garden is fully enclosed and has paved path and patio, outside tap, laid mainly to lawn with a log roll edged border inset with shrubs.

## Area Information

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.

## Entrance

Front composite entrance door leading to:-

## Entrance Hall

Having central heating radiator, vinyl flooring, stairs off to the first floor, door to:-

## Cloaks/Wc

Having two piece modern white suite comprising low level WC, pedestal wash hand basin with chrome mixer tap over, central heating radiator and vinyl flooring continues from the entrance hall, UPVC double glazed opaque window to the front elevation with fitted window blind.

## Kitchen

10' 5" x 7' 6" ( 3.17m x 2.29m )  
Having a range of matching base and wall units with laminate work surfaces over, single drainer one and a quarter stainless steel sink unit with chrome mixer tap over, integrated eye level Zanussi electric fan assisted oven, four burner gas hob and extractor hood, stainless steel splashback to cooking area, matching upstands to the work surfaces, UPVC double glazed window to the front elevation with fitted window blind, vinyl flooring. Having a range of integrated appliances comprising dishwasher, fridge freezer, washer dryer. Door off to:-

## Lounge

16' 8" x 14' 8" ( 5.08m x 4.47m )  
Maximum measurement including a useful cupboard  
Having carpeted flooring, UPVC double glazed French doors to the rear garden with fitted blind, further UPVC double glazed windows to the rear and side elevations with fitted window blinds, two central heating radiators, door to useful cupboard which is an understairs store with matching carpeted flooring to the lounge.

## First Floor Landing

Having loft access, door to cupboard housing the Potterton boiler providing domestic hot water and central heating plus extra storage.

## Bedroom One

10' 5" x 9' 3" ( 3.17m x 2.82m )

plus door recess plus door to useful overstairs store

Having UPVC double glazed window to the front elevation with fitted window blinds, central heating radiator, door off to-

## Ensuite Shower Room

Having a three piece modern white suite comprising corner glazed shower cubicle fully tiled with a chrome mains shower over, wash hand basin with chrome mixer tap over and concealed plumbing and splashbacks, low level WC, UPVC double glazed opaque window to the front elevation with fitted window blinds, central heating radiator, inset spotlights to the ceiling, vinyl flooring.

## Bedroom Two

11' x 7' 4" ( 3.35m x 2.24m )

Having a UPVC double glazed window to the rear elevation with fitted window blind, central heating radiator.

## Bedroom Three

7' 3" x 6' 8" ( 2.21m x 2.03m )

Having a UPVC double glazed window to the rear elevation with fitted window blind, central heating radiator.

## Bathroom

Having a three piece modern white suite comprising panelled bath with a Mira electric shower over the bath, glazed shower screen, wash hand basin with chrome mixer tap over, low level wc, part ceramic tiled walls, vinyl flooring, central heating radiator, inset spotlights and extractor fan to the ceiling.

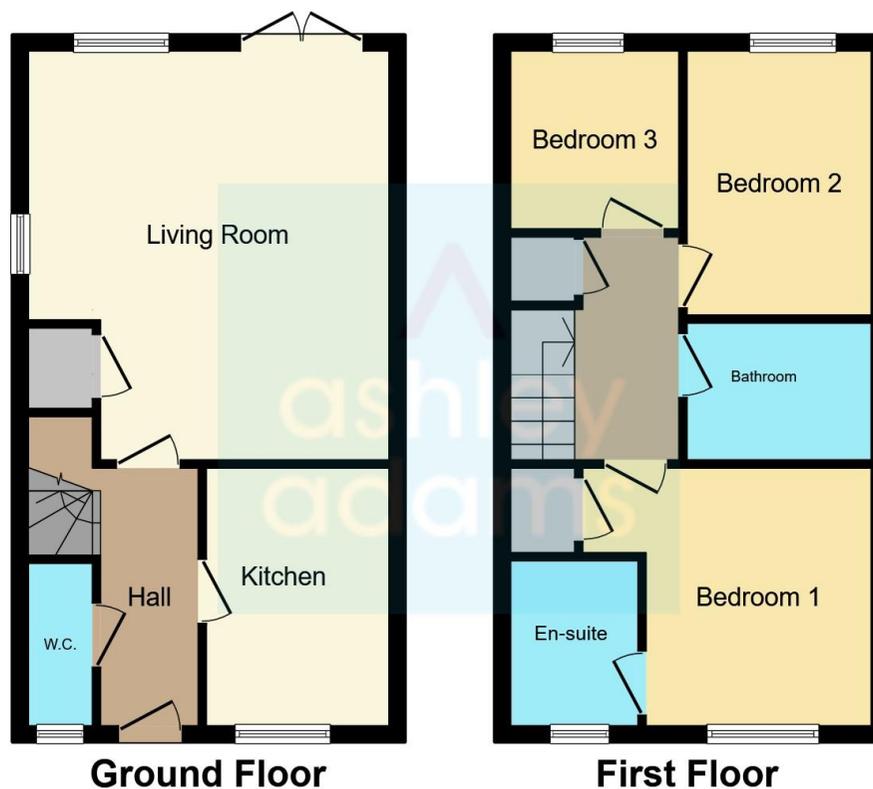
## Outside

The property is set back from the road having a front garden area with two lawned areas, a central paved path and two barked borders, covered storm porch to the front door area with light. A side tandem driveway provides parking for several vehicles down the side of the property, which also offers potential for erection of a garage in the rear garden if required subject to planning permission. Outside the garden is fully enclosed and has paved path and patio, outside tap, laid mainly to lawn with a log roll edged border inset with shrubs.









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Property Ref: MEL205613 - 0021

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

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