



Redway Croft
Melbourne Derby



Property Description

A well presented 3/4 bedroom detached family home with versatile living accommodation, off road parking and well landscaped front and rear gardens. The property has a garage conversion which is suitable as a ground floor bedroom or second sitting room, gas fired central heating system and UPVC double glazing. In brief the accommodation comprises:- Entrance hall, living room, second sitting room/bedroom, open plan kitchen diner. To the first floor are three well proportioned bedrooms and bathroom. Outside:-To the front the property is set well back from the road, having a front tarmacked driveway providing off road parking for two vehicles, shaped lawn, slate chipped car standing area for a further vehicle, paved path around the front, slate chipped border, covered storm porch with lantern light. To the rear is Generous garden with shaped lawns flanked with borders inset with a variety of mature trees and shrubs, decked path leading down the garden to a paved area, two timber sheds to be included with the selling price, gated side paved path leads to the driveway at the front. Beyond the rear of the property is a large decked patio which runs all the way round the rear of the property, outside tap and lights.

Melbourne Area

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 UPVC wood grain entrance door with inset opaque panel leading to: -

Entrance Hall

Having stairs off to the first floor, laminate flooring, coving to the ceiling, timber framed and glazed door giving access to: -

Living Room

Having laminate flooring, UPVC double glazed window to the rear elevation, central heating radiator, coving to the ceiling, feature fireplace incorporating chrome edged pebble effect gas fire with a granite effect hearth, backplate and granite surround, two wall light points.

Second Sitting Room/Study

Dual aspect room with UPVC double glazed wood grain leaded window to the front, double opening UPVC double glazed French doors to the rear giving access to the garden, laminated flooring, central heating radiator, loft access to an insulated loft space. Panelled door off the entrance hall to: -

Through Kitchen/Diner

The kitchen area is fitted with a range of matching base and wall units with laminated work surfaces over, ceramic tiled splashbacks, single drainer one and a quarter stainless steel sink unit with chrome mixer tap over, UPVC double glazed and leaded wood grain window to the front elevation, laminate flooring, further UPVC double glazed wood grain and leaded window to the side elevation, door to a useful understairs store. Two full height units, integrated electric fan assisted oven, gas hob and extractor hood, plumbing and space for automatic washing machine and dishwasher. The room opens out to dining area with central heating



radiator, coving to the ceiling, laminate flooring continues through, double opening UPVC double glazed French doors to the rear elevation giving access to the rear garden.

First Floor Landing

Having open spindle balustrade, airing cupboard houses the Glow worm boiler providing domestic hot water and central heating, UPVC double glazed wood grain and leaded window to the front elevation, additional loft access (the loft is boarded with light).

Bedroom Three

Having UPVC double glazed wood grain and leaded window to the front elevation, laminate flooring, double opening louvre door fronted over stairs hanging rail for ease of clothes storage, central heating radiator.

Bedroom One

Having UPVC double glazed wood grain and leaded window to the rear elevation, central heating radiator, sliding part mirror door fronted fitted extra deep wardrobes providing ideal clothes storage, hanging rails and shelving, with inset spotlights within the wardrobe.

Bedroom Two

Having UPVC double glazed wood grain & leaded window to the rear, central heating radiator.

Bathroom

Having a four-piece white suite comprising panelled bath with chrome bath/shower mixer tap, pedestal wash hand basin with chrome mixer tap, low level WC, corner glazed shower cubicle with a Triton electric shower over, UPVC panel enclosure to the cubicle, part ceramic tiled walls, wall mounted chrome heated towel rail, vinyl flooring, UPVC double glazed opaque window to the side elevation.

Outside

Rear Garden

Generous garden with shaped lawns flanked with borders inset with a variety of mature trees and shrubs, decked path leading down the garden to a paved area, two timber sheds to be included with the selling price, gated side paved path leads to the driveway at the front. Beyond the rear of the property is a large, decked patio which runs all the way round the rear of the property, outside tap and lights.

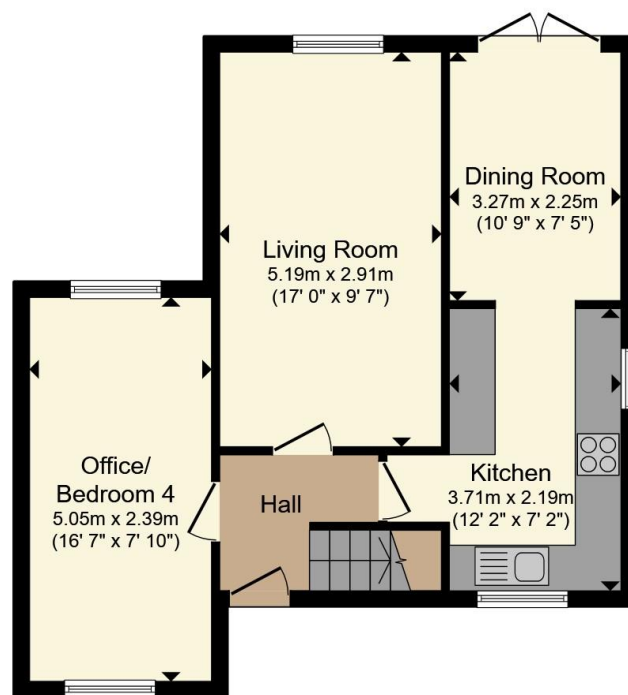
Front

To the front the property is set well back from the road, having a front tarmacked driveway providing off road parking for two vehicles, shaped lawn, slate chipped car standing area for a further vehicle, paved path around the front, slate chipped border, covered storm porch with lantern light.

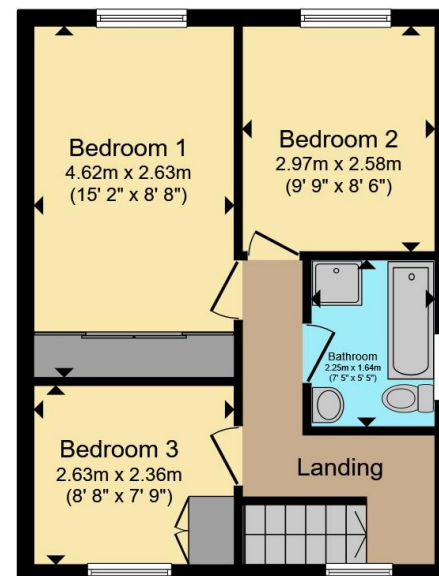








Ground Floor



First Floor

Total floor area 86.9 m² (936 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: MEL205835 - 0002

Tenure:Freehold EPC Rating: Awaited

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