



Derby Road
Melbourne Derby

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Melbourne Derby DE73 8FE

for sale
£220,000



Property Description

OPEN HOUSE LAUNCH EVENT SATURDAY 19TH SEPTEMBER 2-3PM BY APPOINTMENT. A highly desirable one-bedroom barn conversion in private gated mews development in the very heart of Melbourne village with off road parking and patio garden. The property is newly converted and has a gas fired central heating system and heritage double glazing. Being finished to a high specification whilst retaining period features such as exposed stone wall to the bedroom, stunning beams throughout the property is ideal for those wanting low maintenance open plan living in the heart of the village with the security of gated entrance and parking. In brief the accommodation comprises and open plan living/dining kitchen, double bedroom and shower room. Outside is a private patio garden and off-road parking in gated courtyard.

Open Plan Kitchen/Living/Diner

Having a front composite entrance door leading to large open plan kitchen, living and dining area having stunning exposed beams, feature herringbone LVT flooring in light oak effect flows continually through the whole property.

Kitchen Area

Being fitted with a range of matching base and wall units, laminated work surfaces over, fully equipped integrated appliances comprising of an eye NEFF electric fan assisted oven and four burner electric hob with extractor fan over, under unit slimline dishwasher, under unit fridge, under unit freezer, under unit automatic washing machine, circular stainless steel sink with chrome mixer tap over, housed in a wall unit is a Viessmann boiler providing domestic hot water and central heating, gas meter housed in a base unit.

Living And Dining Areas

Having two double glazed windows to the front elevation and door off to: -

Bedroom One

A good sized bedroom having the LVT herringbone flooring continuing through, further exposed truss beams and feature exposed stone wall, double glazed panel and double glazed window with attached side panels to the front elevation, fitted with a range of double width sliding door wardrobes one being mirror fronted incorporating hanging rails and shelving, contemporary vertical central heating radiator, door to: -

Shower Room

Fitted with a modern three piece white suite comprising metre square glazed shower cubicle having chrome mains shower with rain



head and separate shower attachment, wc with concealed plumbing, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, mirror backed to the vanity area, wall mounted chrome heated towel rail, ceramic tiled floor walls, the LVT flooring continuing through, inset spotlights to the ceiling.

Outside

The property has gated access to private off road parking for one vehicle, and a low maintenance enclosed fenced rear garden.

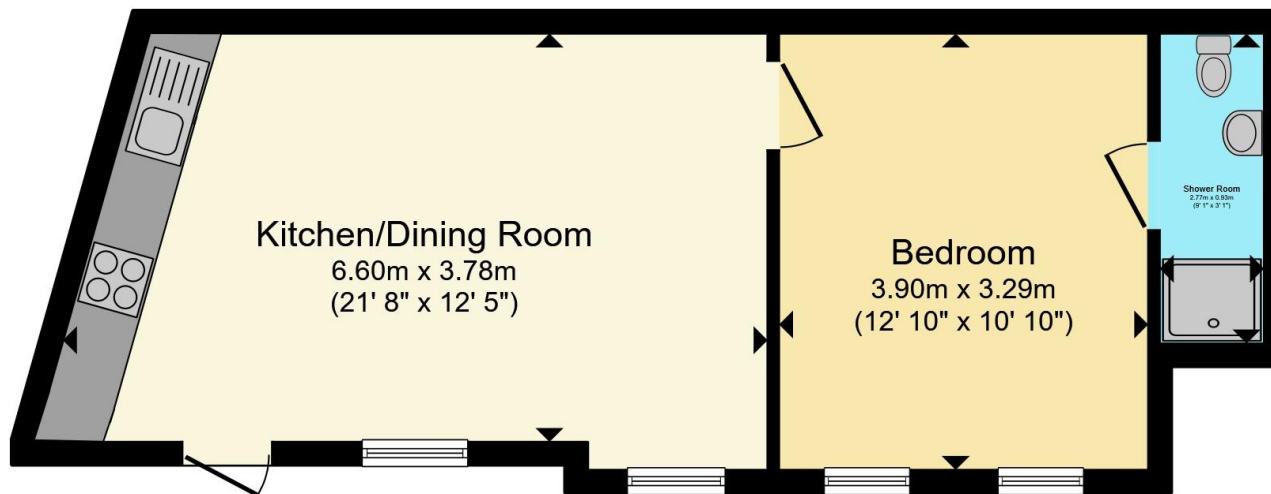
Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 38.4 m² (414 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



To view this property please contact Ashley Adams on

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 DERBY DE73 8DS

Property Ref: MEL206060 - 0002

Tenure:Freehold EPC Rating: Exempt

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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