



High Street
Melbourne Derby



Property Description

A surprisingly spacious three bedroom mid terraced Victorian period cottage in the heart of Melbourne with an astonishingly long top floor dual aspect 21 feet room ideal for either a master bedroom or a perfect home office. Also including a large useful cellar the property is very adaptable to ideas on how to configure each floor. The property is a three bedroom three-storey home on the High Street comprising: - to the ground floor a beamed open-plan living room or dining room leading into a kitchen with handmade units, integrated electric oven, gas hob and an integrated dishwasher. The first floor has a good sized lounge or bedroom two with a further bedroom and a modern three piece family bathroom. On the top floor there is a spacious master bedroom/home office measuring 21ft in length. Outside is an enclosed courtyard area ideal for entertaining. Offered with no upward chain.

Local 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

Via a timber front door leading to: -

Open Plan Dining Kitchen

With its original beams, the 22ft ground floor provides a comfortable living area leading on to a superb kitchen

Dining Area

Having recessed storage shelving illuminated

with downlighters. Having a diamond leaded glazed window to the front elevation and a charming small leaded window to the staircase. The oak floor leads to: -

Kitchen Area

Having stone tiled flooring, painted white beams to the ceiling, hand painted custom finished matching base and wall units with roll-edge worktops, an inset Belfast sink with mixer taps, tiled splashbacks, an inset CDA five ring gas burner, integrated stainless steel electric oven and dishwasher as well as overhead extractor chimney with spotlights and downlights. Window to the rear elevation giving aspect over the courtyard. Timber stable door with glazed panel giving access to the courtyard garden. Oak door leads to:-

Cellar/Utility Room

Accessed via stairs from the kitchen having timber clad walls, beamed ceilings, fitted cupboards, a fitted work surface and plumbing for a washing machine. This room could offer extra storage space, a laundry area or even a gym.

First Floor Accommodation

Landing

Having two windows at the top of the stairs overlooking the courtyard, leading to the family bathroom and two bedrooms.

Bedroom Two/Lounge

Spacious room having a period cast iron fireplace with a decorative wood surround. There is a central heating radiator, TV aerial point, coving to the ceiling and a large UPVC double glazed window to the front elevation.

Bedroom Three

Spacious bedroom with diamond leaded

window to the front elevation, central heating radiator, telephone point.

Bathroom

Having a three piece white suite comprising panelled bath with electric shower over, shower screen, spacious wash basin inset into a large wooden vanity unit with matching mirrored storage above, chrome heated towel rail, low level wc and opaque glazed window to the rear elevation.

Second Floor Accommodation

Master Bedroom/Home Office

21 feet long, having three wall lights and two attractive overhead feature lights, TV aerial point, recessed storage shelving and a large airing cupboard with useful shelving storage housing the hot water cylinder and boiler providing domestic hot water and central heating. Further storage is provided in the loft which is accessed through a hatch with a fixed retractable ladder. Single glazed diamond leaded windows to the front and the rear elevations.

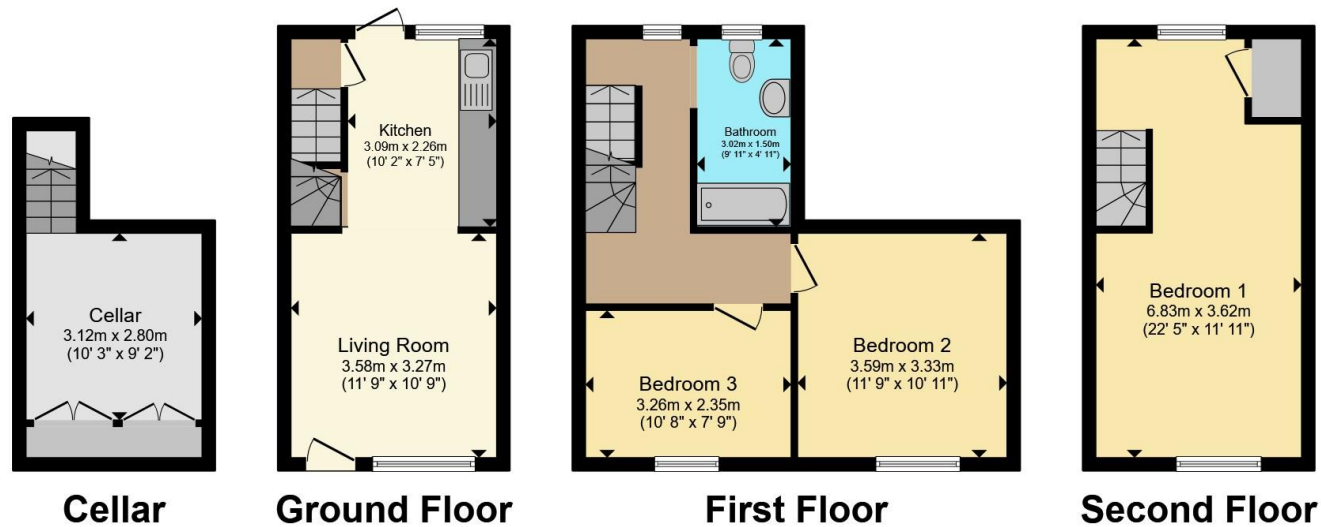
Outside

To the rear is a paved courtyard garden area belonging to the property.









Total floor area 89.1 m² (960 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: MEL205882 - 0008

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

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