



Hattons Court
Melbourne Derby



Property Description

A three bedroom property located in a cul de sac location offering no chain. The property briefly comprises of an entrance hallway, lounge, kitchen, three bedrooms (one ensuite), upstairs bathroom, rear garden and stunning views over the sports field. Internal viewings are highly recommended. Melbourne itself enjoys a high standard of amenities including the Sainsburys superstore, 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.

Entrance

Front composite entrance door with inset double-glazed panels leading to: -

Entrance Hall

Having carpeted flooring, central heating radiator, painted beams to the ceiling, panelled door to: -

Lounge

The lounge has two wall light points, painted beamed ceiling, UPVC double glazed French doors to the rear giving access to a low maintenance garden, carpeted flooring, central heating radiator, panelled door to useful downstairs store, having shelving, carpeted flooring and housing the electric meter, fuse box and the Vaillant wall mounted boiler providing domestic hot water and central heating, panelled door off the lounge to: -

Dining Kitchen

Having a range of high gloss matching base and wall units, high quality Corian work surfaces, single drainer one and a quarter bowl stainless steel sink unit with chrome mixer tap over, plumbing and space for an automatic washing machine and dishwasher,

laminate flooring, Zanussi electric fan assisted oven, four burner gas hob and extractor hood, ceramic tiled splashbacks, UPVC double glazed window to the front elevation, painted beams to the ceiling, central heating radiator, UPVC double glazed window and door to the rear giving access to the rear garden.

First Floor Landing

Having a circular UPVC double glazed window to the front elevation, open spindle balustrade, loft access.

Master Bedroom

Having UPVC double glazed window to the rear elevation giving aspect over the sports fields, triple door mirror fronted fitted wardrobe with hanging rails, drawers and shelving, carpeted flooring, central heating radiator, panelled door to: -

Ensuite Shower Room

Having a three-piece white suite comprising glazed shower cubicle with a chrome mains shower over having rain head and separate shower attachment, full enclosed with tiling, laminate flooring, pedestal wash hand basin with chrome mixer tap over, low level WC, UPVC double glazed opaque window to the rear elevation, wall mounted chrome heated towel rail, wall mounted extractor fan.

Bedroom Two

Having UPVC double glazed window to the rear giving aspect over the sports fields, central heating radiator, carpeted flooring.

Bedroom Three

Having UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring, panelled door to a built-in cupboard with hanging rail.

Family Bathroom

Having a three piece modern white suite comprising panelled bath with bifold glazed shower screen, mains chrome shower over the bath with rain head and separate shower attachment, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, vanity shelf around the sink, fitted mirror fronted bathroom cabinet, extractor fan, laminate flooring, part ceramic tiled walls, wall mounted chrome heated towel rail, UPVC double glazed opaque window to the front.

Outside

To the front is a low maintenance fore garden area with block paved area to the front door with a covered storm porch and lighting, shared paved path down the side, gate giving privacy and access to the rear garden. There is one off road parking space and a garage.

The rear garden is designed for ease of maintenance, there is a large, paved patio running along the rear of the property, gravelled area, timber edged raised flower beds inset with flowering shrubs, brick boundary wall to the rear which backs directly on to the sports fields.

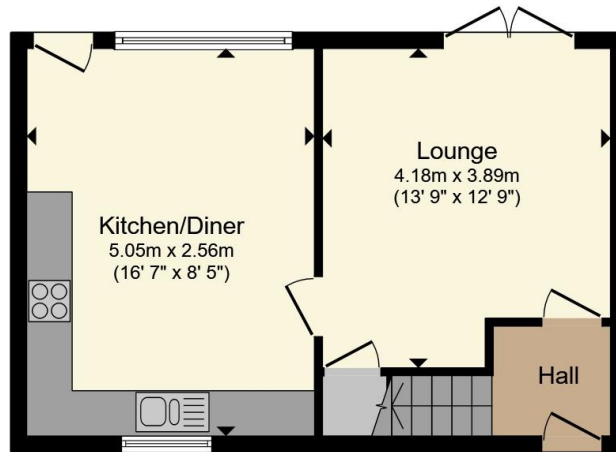
Garage

With up and over door.

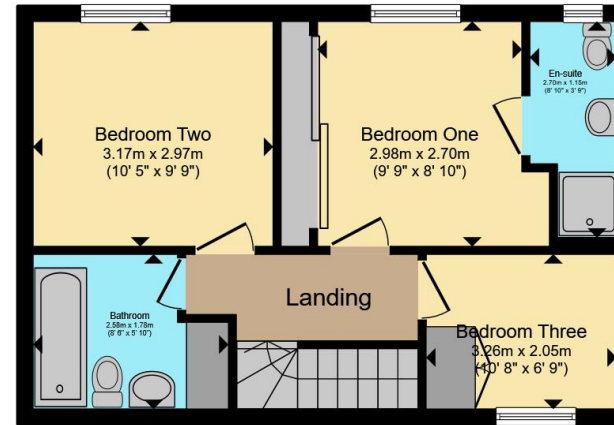








Ground Floor



First Floor

Total floor area 79.0 m² (850 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: MEL205425 - 0007

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

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