



Commerce Street
Melbourne Derby



Property Description

OPEN HOUSE EVENT SATURDAY 19TH SEPTEMBER 1PM-2PM VIEWINGS BY APPOINTMENT. A stunning three story, three double bedroom detached family home with generous enclosed garden, off road parking and garage to the rear accessed via electric gate. The property was built in 2013 and has a gas fired central heating system, underfloor heating where specified and double glazing and briefly comprises, to the ground floor:- Entrance hall, shower room, stunning open plan living/dining area with vaulted ceiling and multi fuel burning stove, opening to high spec kitchen with integrated appliances. To the first floor are two generous double bedrooms and family bathroom. To the second floor is the master bedroom with en suite shower room. Outside: -The front of the property is set back from the pavement having a paved pathway leading to the front door area, box hedging borders and walled boundary, the pathway leads to a private gate giving access to the professionally landscaped rear garden, shared gated tarmac driveway leads to the parking area with allocated parking and detached brick built, pitched roof garage having electric up and over door with power and lighting. The rear garden is beautifully landscaped having a paved patio area accessed directly off the dining room, steps lead down to a further decked seating area with a brick retaining wall, low maintenance artificial turf, brick edged gravel border, central pathway leading to a bar/summerhouse that has been decorated to a high standard.

Entrance Hallway

Accessed via the double glazed front entrance door having engineered oak flooring with under floor heating, stairs leading to the first floor and doors leading to: -

Shower room

Comprising a concealed cistern WC, wall mounted wash hand basin with splash back tiling to the walls, double width glazed shower cubicle with mains shower.

Open Plan Living/Dining

A beautiful bright open plan room having feature fireplace incorporating a multi fuel burning stove sitting on a stone hearth with inset oak mantle over, engineered oak flooring with under floor heating, double glazed sash windows to the front elevation, open plan to: -

Dining Area

The engineered oak flooring with under floor heating continues, vaulted ceiling, double glazed single door giving access to the rear garden with dual aspect double glazed floor to ceiling windows giving aspect over the rear garden.

Kitchen

The stunning kitchen having range of stylish wall and base units incorporating a composite resin and stonework surface over with matching upstands, one and quarter inset stainless steel sink unit with chrome mixer tap over, integrated combination oven and microwave, inset electric hob with extractor hood over, glazed splashback to the cooking area, integrated dishwasher, integrated wine cooler, integrated fridge freezer, double glazed window to the rear elevation, inset spotlights to the ceiling, ceramic tiled floor.

First Floor Landing

Having double glazed sash window to the front elevation and doors leading to: -

Bedroom Two

Having central heating radiator, two double glazed sash windows to the front elevation, laminate flooring, inset spotlights to the ceiling.

Bedroom Three

Having laminate flooring, central heating radiator, double glazed window to the rear elevation, inset spotlights to the ceiling.

Family Bathroom

Having a modern three-piece white suite comprising panelled bath with chrome shower over, glazed shower screen and chrome mixer tap, concealed cistern WC and wall mounted wash hand basin with chrome mixer tap over, chrome wall mounted heated towel rail, fully tiled to the showering/bathing area, ceramic tiled flooring, double glazed opaque window to the rear elevation, inset spotlights to the ceiling.

Second Floor Landing

Having a built in storage cupboard, study area and door leading to: -

Master Bedroom

Having laminate flooring, central heating radiator, double glazed Velux window to the rear elevation, door gine access to: -

Ensuite Shower Room

Comprising double width shower cubicle, wall mounted wash hand basin and concealed cistern wc, fully tiled to the shower cubicle, decorative panelling to wash hand area, double glazed Velux window to the rear elevation.

Outside

The front of the property is set back from the pavement having a paved pathway leading to the front door area, box hedging borders and walled boundary, the pathway leads to a private gate giving access to the professionally landscaped rear garden, shared gated tarmac driveway leads to the parking area with allocated parking and detached brick built, pitched roof garage having electric up and over door with power and lighting.

The rear garden has been beautifully landscaped having a paved patio area accessed directly off the dining room, steps lead down to a further decked seating area with a brick retaining wall, low maintenance artificial turf, brick edged gravel border, central pathway leading to a bar/summerhouse that has been decorated to a high standard with power and light this room offers great use of the garden all year round, having walled boundary and outside lighting.

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.

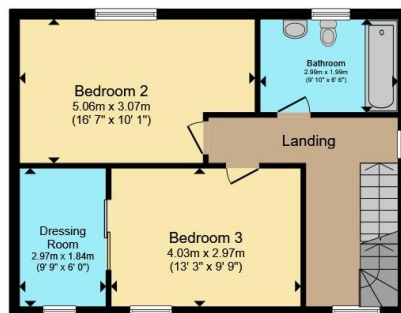




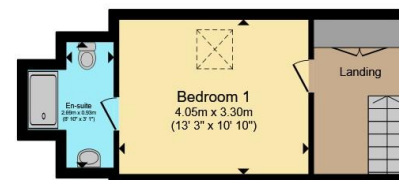




Ground Floor



First Floor



Second Floor

Total floor area 131.9 m² (1,419 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: MEL204379 - 0003

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

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