



Woodlands Way
Melbourne Derby



Property Description

A two storey extended three bedroom end town house with off road parking, garage and private enclosed garden. The property has a gas fired central heating system, solar water heating panels on the roof and UVC double glazing with accommodation briefly comprising:- Entrance hall, fitted kitchen, lounge and dining room. To the first floor are three well proportioned bedrooms and bathroom. Outside the property has well presented gardens to front and rear and a garage in block to the rear with parking to front of garage. Melbourne enjoys a high standard of amenities including the Sainsburys supermarket, 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 nearby.

Entrance Hallway

Accessed via a front double glazed UPVC entrance door having stairs off to the first floor, central heating radiator, useful downstairs store, with opening to:-

Breakfast Kitchen

Having a range of oak fronted matching base and wall units with laminated work surfaces over, single drainer sink unit with chrome mixer tap over, space for fridge/freezer, under unit space for further appliances, space for cooker, plumbing and space for automatic washing machine, space for drier, plumbing and space for slimline dishwasher, two UPVC double glazed windows to the front elevation, vinyl flooring, serving hatch to the dining room, central heating radiator.

Sitting Room/Lounge

Accessed via the entrance hallway having UPVC double glazed window and door to the rear elevation giving access and aspect to the rear garden, central heating radiator, feature

fireplace incorporating electric coal effect fire having timber surround with marble effect hearth and backplate, carpeted flooring, archway opening to the:-

Dining Room/2nd Sitting Room

Having UPVC double glazed window to the rear elevation, carpeted flooring, central heating radiator.

First Floor Landing

Having loft access with light and majority boarded out loft area, central heating radiator, panelled door giving access to airing cupboard with hot water cylinder and slated shelving.

Bedroom One

Having UPVC double glazed window to the rear elevation giving aspect over the garden, central heating radiator, triple sliding door fronted fitted wardrobe with hanging rails and shelving.

Bedroom Two

Having UPVC double glazed window to the front elevation, central heating radiator, double louvre door fronted fitted wardrobe with overhead cupboard.

Bedroom Three

Having UPVC double glazed window to the rear elevation, central heating radiator, double sliding door fronted fitted wardrobe with hanging rails and shelving, carpeted flooring and further loft access to a majority boarded out loft.

Shower Room

Refitted shower room having double width glazed walk in shower cubicle with electric shower having rain head and separate

shower attachment, fully tiled to the bathing area and majority tiled walls, low level wc and wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, UPVC double glazed opaque window to the front elevation, ceramic tiled flooring, wall mounted chrome heated towel rail, extractor to the ceiling.

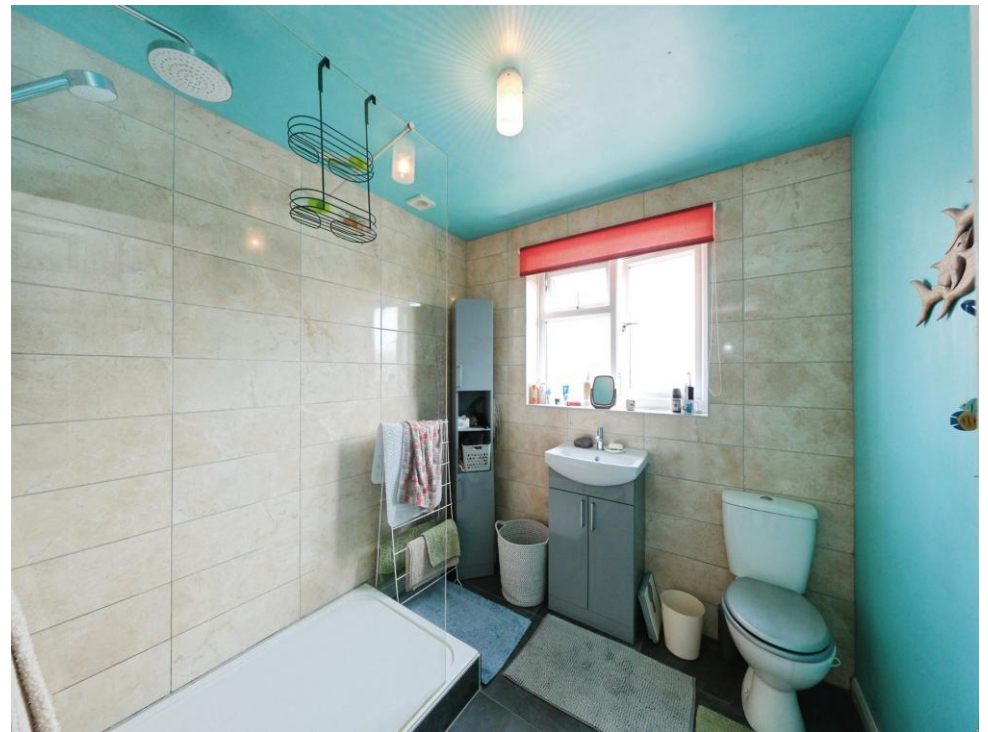
Outside

Fitted to the roof of the property are solar water heating panels.

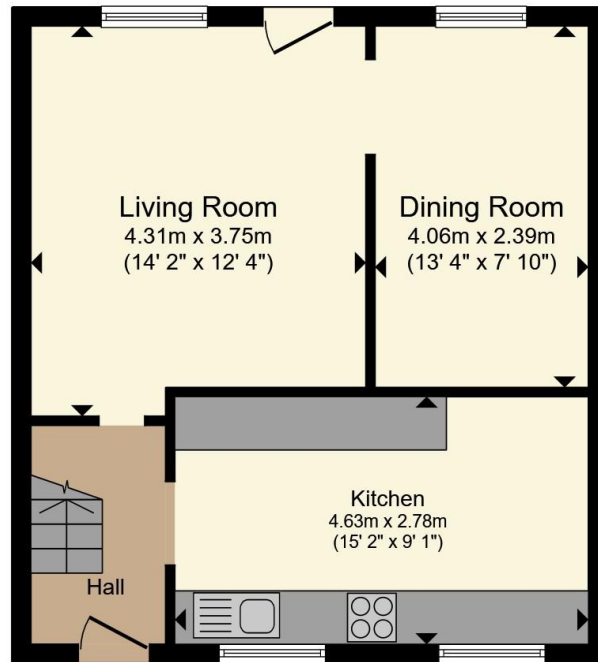
To the front the property is set well back from the road having a well presented and well stocked garden area inset with shrubs, paved path leading to the front door area with covered storm porch and bin storage area, outside tap, paved path to the front of the property, light to the front door area.

To the rear is a beautifully presented garden enclosed with fencing and hedging having paved patio and path to the rear of the property, blocked paved path leading down to the end of the garden to a gate that gives access to the brick built garage in a block of five, the garage being the closest to the property, having an up and over door and parking area to the front of the garage, two shaped lawn areas flanked with borders inset with a variety of mature trees and shrubs.

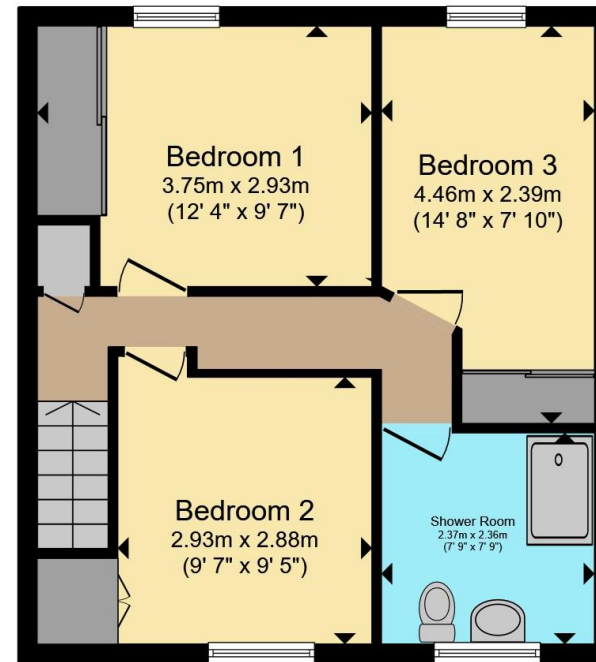








Ground Floor



First Floor

Total floor area 86.6 m² (932 sq.ft.) approx

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Property Ref: MEL206047 - 0009

Tenure:Freehold EPC Rating: Awaited Council Tax Band: B

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