



Queensway
Melbourne Derby

ashley
adams



Property Description

A well located three bedroom semi detached family home with good sized garden, off road parking and scope for improvement subject to buyers requirements. The property is offered with no chain and has a gas fired central heating system and UPVC double glazing. Briefly the accommodation comprises:- Entrance hall, w.c. through lounge/diner, fitted breakfast kitchen and utility room. To the first floor are three well proportioned bedrooms, shower room and separate w.c. off the landing. Outside the property has a front lawned garden and paved parking for two vehicles. To the side is a small utility area/bin store area and to the rear is an extensive lawned garden with timber shed. 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

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

Entrance Hall

Having Minton effect tiled flooring, stairs off to the first floor, understairs store, panelled door to:-

W/C

Having low level WC, Minton effect tiled flooring continuing through from the entrance hall, UPVC double glazed opaque window to the front elevation, panelled door off to:-

Lounge

Dual aspect room having UPVC double glazed windows to front and rear elevations, the front being a bay window with inset leaded and coloured glazed opening lights, central heating radiator, feature fireplace incorporating gas fire with marble effect hearth and decorative timber surround, two central heating radiators.

Kitchen

Having a base of matching base and wall units with roll edged laminated work surfaces over, single drainer circular stainless steel sink unit with chrome mixer tap over, integrated electric fan assisted oven, Neff electric hob and extractor fan, breakfast bar seating, plumbing and space for an automatic washing machine, plumbing and space for an automatic dishwasher, under unit space for a tumble dryer, UPVC double glazed windows to the rear and side elevations, vinyl flooring, small understairs recess for storage, opening to:-

Utility Room

Having space for a fridge and freezer, UPVC opaque double-glazed door to the side elevation giving access to the rear garden and attached window, the vinyl flooring continues through from the kitchen.

First Floor Landing

Having double opening doors to the airing cupboard with hot water cylinder, slatted shelving for storage.

Bedroom One

UPVC double glazed window to the front elevation, central heating radiator, door giving access to over stairs store with hanging rail for clothes storage.

Bedroom Two

Having UPVC double glazed window to the front elevation, central heating radiator, over stairs store.

Bedroom Three

Having UPVC double glazed window to the rear elevation giving aspect over the garden, central heating radiator.

Shower Room

Having a corner one and a half-sized shower cubicle with electric shower over, fully tiled to the cubicle, pedestal wash hand basin with ceramic tiled splashback, ceramic tiled flooring, central heating radiator, UPVC double glazed opaque window to the rear elevation.

Separate W/C

Having low level white WC, vinyl flooring, UPVC double glazed opaque window to the side elevation.

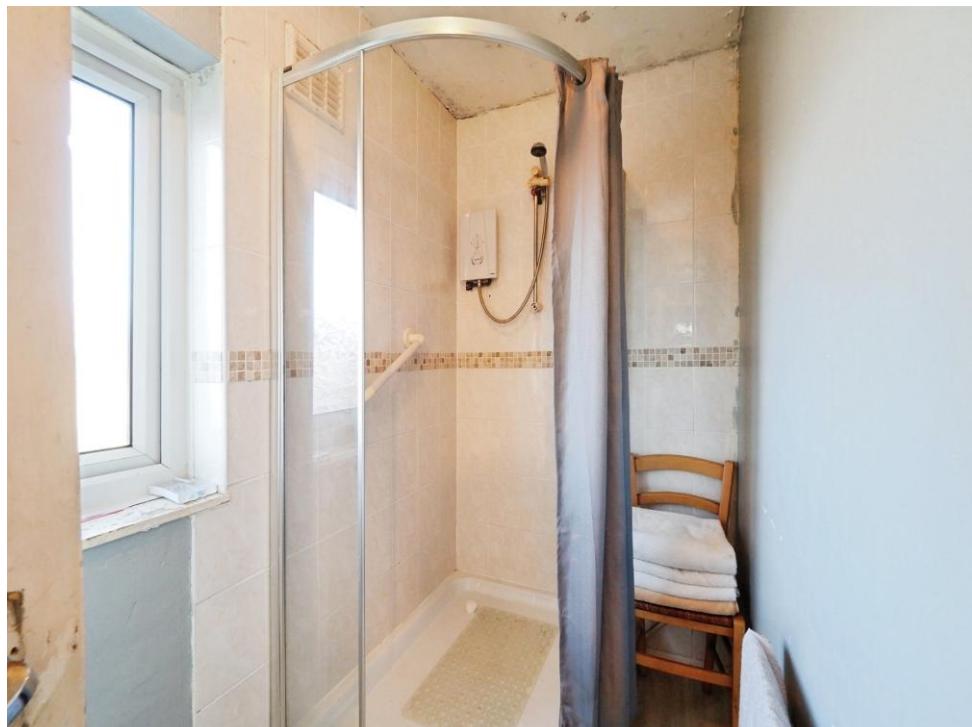
Outside

The property is set well back from the road having a front lawn, paved driveway providing off road parking for two cars, side gate giving privacy and access to the rear garden.

Rear Garden

Beyond the gate to the side is a wide partially paved utility area leading round to the rear garden, which is laid mainly to lawn with enclosed fencing, having a timber shed, outside tap, decked terrace area, concrete central path leading part way up the garden, concrete path leading round the back of the property.

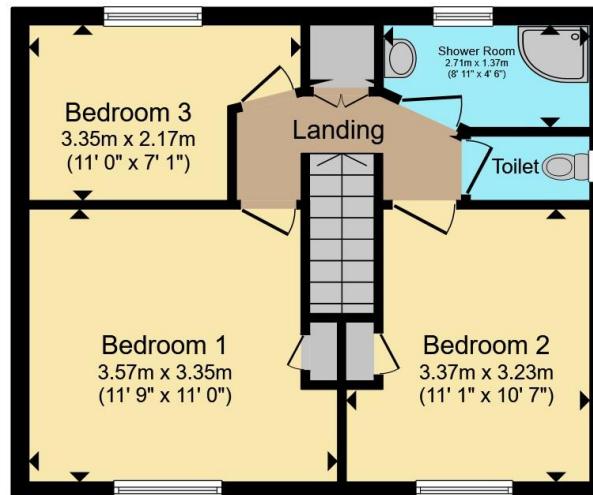








Ground Floor



First Floor

Total floor area 79.9 m² (860 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

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
DERBY DE73 8DS

Property Ref: MEL205802 - 0003

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

check out more properties at ashleyadams.co.uk



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.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05

See all our properties at www.ashleyadams.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MEL205802 - 0003