

NORFOLK DRIVE, MELTON MOWBRAY

Asking Price Of £375,000

Three Bedrooms

Freehold

Middletons
town & country

- DETACHED HOUSE
- DOWNSTAIRS WC
- GOOD SIZED GARDEN
- GOOD COMMUTER LINKS
- GARAGE AND DRIVEWAY
- CONSERVATORY
- LOCAL SCHOOLS NEARBY
- SOUTH SIDE OF MELTON MOWBRAY
- COUNCIL TAX BAND E

01664 566258

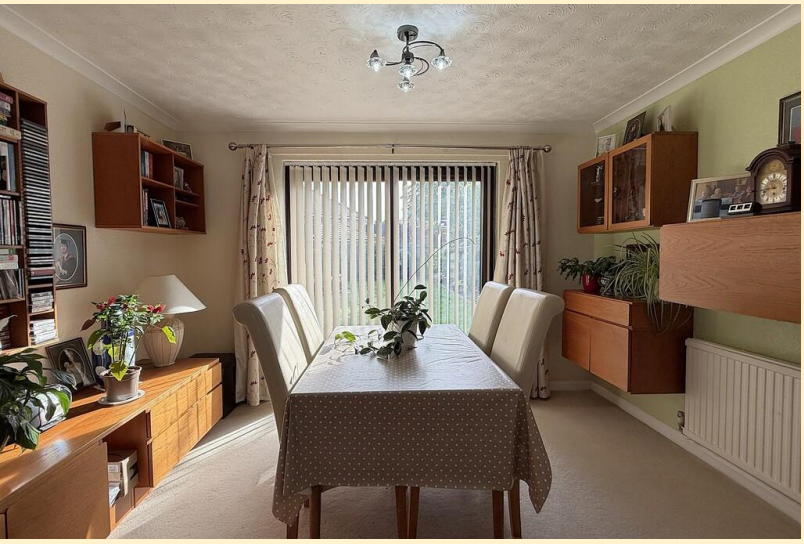
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This beautifully presented detached three bedroom home is set within a highly sought- after and well- regarded residential area on the south side of Melton Mowbray. Ideally positioned for easy access to local schools, Melton Sports Village and the town centre.

The accommodation on offer comprises: entrance hall, cloakroom, lounge, dining room, kitchen, utility room and conservatory to the ground floor. Three double bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking, double garage with a office/store room and a generous landscaped rear garden.

PORCH An obscure glazed door with matching side panel opens into the porch, where natural light filters gently through. The space includes a radiator, fitted cabinet and tiled flooring, with a further obscure glazed door and side panel leading through to the entrance hall.

ENTRANCE HALL Having a return staircase rising to the first floor, an under-stairs storage cupboard, radiator, carpet flooring and doors leading off to:

CLOAKROOM 3' 2" x 10' 11" (0.99m x 3.35m) Comprising a low flush WC, wall mounted wash hand basin, radiator, obscure glazed window and tiled flooring.

LOUNGE 11' 8" x 19' 11" (3.58m x 6.08m) A well-proportioned room centred around a Granite fireplace with gas fire, complemented by a radiator, TV aerial point, inset LED lighting and carpet flooring, with French doors opening through to the dining room.

DINING ROOM 11' 9" x 11' 3" (3.59m x 3.44m) Having patio doors opening out onto the rear garden, creating a pleasant spot for dining, along with a radiator and carpet flooring.

KITCHEN/BREAKFAST ROOM 18' 3" x 10' 9" (5.58m x 3.28m) Fitted with a generous range of wall, base and drawer units topped with work surfaces, together with a one-and-a-half bowl stainless steel sink and drainer with mixer tap. Integrated appliances comprise a dishwasher, fridge, Neff eye-level double oven and grill, and a Neff electric hob with extractor hood over. Two windows fitted with blinds overlook the garden and draw in natural light, with a door through to the utility, radiator and tiled flooring completing the space.

UTILITY ROOM 10' 9" x 7' 10" (3.29m x 2.41m) Fitted with a matching range of wall, base and drawer units topped with work surfaces, together with a stainless steel one-and-a-half bowl sink and drainer with mixer tap. There is plumbing for a washing machine and space for a tumble dryer, fridge and freezer. Tiled flooring runs throughout, with an external door opening out to the garden and a further door leading to the office/store at the rear of the garage.

CONSERVATORY 14' 8" x 10' 2" (4.48m x 3.11m) A lovely space to relax and enjoy the garden through the seasons, with a single door opening onto the patio. The windows are fitted with blinds, complemented by wall lighting, electrical sockets and tiled flooring.

LANDING Taking the stairs to the first floor having a window with a fitted blind, airing cupboard, radiator and carpet flooring.

BEDROOM ONE 13' 4" x 8' 9" (4.08m x 2.68m) Having a window fitted with a blind and enjoying views over the garden, together with a radiator, fitted wardrobes, over-bed storage and carpet flooring.

BEDROOM TWO 8' 1" x 13' 4" (2.48m x 4.08m) Having two windows fitted with blinds and enjoying views over the garden, together with two radiators, fitted wardrobes and carpet flooring.

BEDROOM THREE 9' 9" x 11' 10" (2.98m x 3.62m) Having a front facing window fitted with a blind, together with a radiator and carpet flooring.

BATHROOM 7' 3" x 6' 0" (2.22m x 1.85m) A fully tiled bathroom comprising a panel bath with shower over, vanity unit wash hand basin, dual-flush WC and a heated towel rail. An obscure glazed window with a fitted roller blind brings in natural light, complemented by an electric shaver point and extractor fan.

FRONT ASPECT A Tarmac driveway provides off-road parking and access to the garage, with courtesy lighting and a low-maintenance slate bed to the front boundary. A side gate leads through to the garden.

DOUBLE GARAGE 7' 11" x 20' 0" (2.43m x 6.11m narrowing to 2.61m) Having an up and over door, power and lighting, door through to the office/store room.

OFFICE/STORE 6' 11" x 9' 7" (2.11m x 2.93m) A versatile space that could lend itself perfectly to a home office or gym, with a connecting door through to the utility room..

REAR GARDEN A generous east-facing garden featuring a paved patio with garden tap and courtesy lighting adjacent to the house, continuing along the side of the lawn to form a further paved seating area with garden shed. The formal lawn is centred around a flower bed, with slate borders planted with mature shrubs and trees adding colour and texture throughout the seasons.

AGENTS NOTE TENURE Freehold. Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.





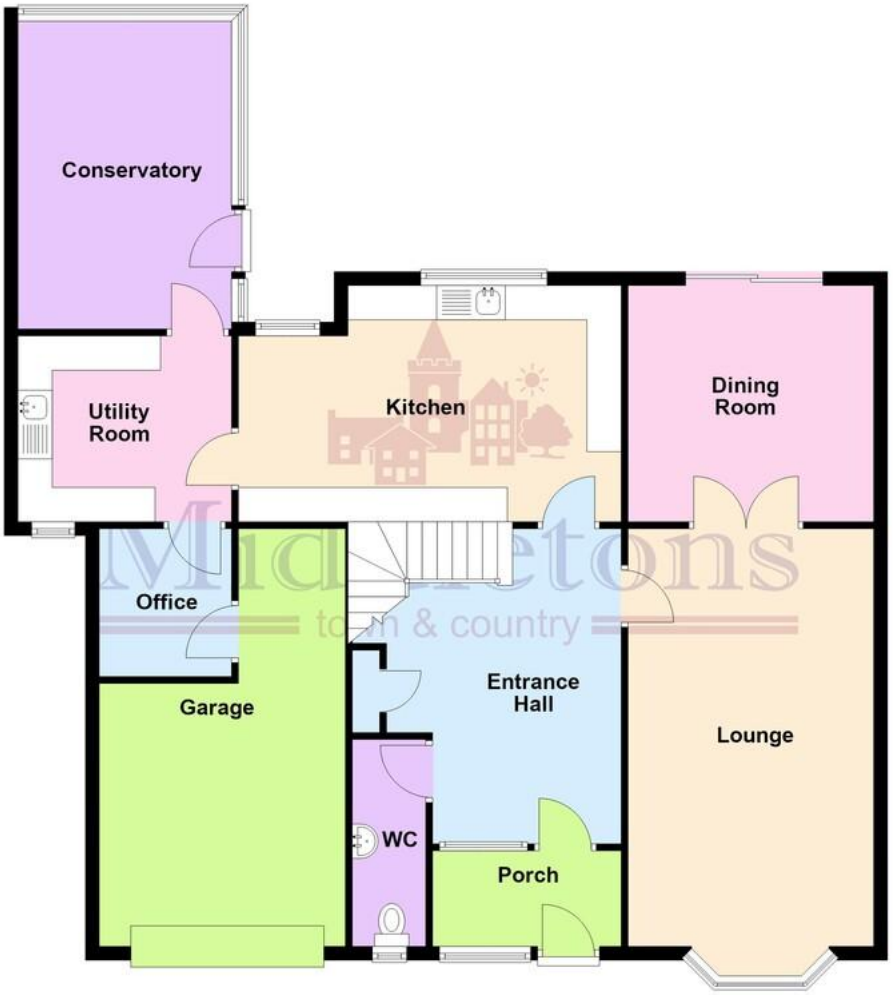








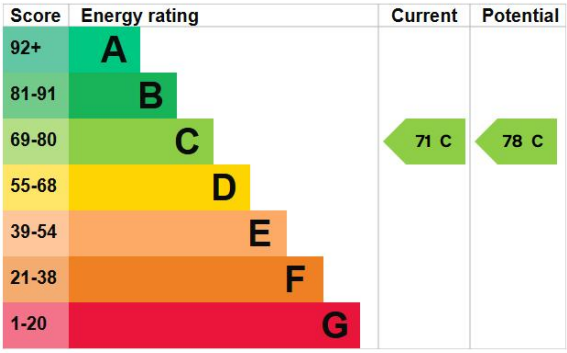
Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.



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THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.