



Earp Way  
Melbourne Derby





### Property Description

A substantial (approx 1881 Sq ft) two storey detached family home with extensive parking for multiple vehicles, double garage with remote door and generous private enclosed garden. The property was constructed by Davidsons approx 2011 and has been owned by the present vendor from new. Situated on a generous corner plot with potential for extension subject to planning the property is well presented throughout, has a gas fired central heating system and UPVC double glazing. In brief the accommodation comprises: - Entrance hall, cloaks/wc, lounge, dining room, study, living kitchen and utility room. To the first floor are five well-proportioned bedrooms, master with dressing room and ensuite shower room and family bathroom. Outside The property is on a corner plot, having a lawned fore garden with block paved path to the front door area with covered storm porch with outside lantern lights either side of the front door, box hedging. The Tarmac driveway is accessed from the side off Sweet Leys Way and provides off road parking for several vehicles. Double timber drive gates with brick pillars off Sweet Leys Way leads to a parking area to the side as well as the parking leading up to the garage. There is space to park a motorhome or caravan. To the rear there is a paved patio immediately beyond the French doors from the kitchen, and a further paved patio outside the lounge, shaped lawn, paved paths leading around the rear of the property, outside tap, lighting & security cameras.

### Entrance

Having a front timber panelled entrance door with double glazed fan light over, leading to: -

### Spacious Entrance Hall

Having open spindle staircase off to the first floor, Karndean flooring, central heating radiator, understairs recess for storage, decorative coving to the ceiling, double opening doors to: -

### Dining Room

Having UPVC double glazed windows to front and side elevations both with fitted window blinds, double panelled radiator, carpeted flooring.

### Cloaks/Wc

Accessed via panelled door off the hall, having two-piece white modern suite comprising low level WC, wash hand basin with chrome mixer tap over, ceramic tiled floors, Karndean flooring continuing through from the entrance hall, central heating radiator, extractor fan.

### Study

Having UPVC double glazed window to the side elevation with fitted window blind, carpeted flooring, central heating radiator.

### Living Kitchen

Having kitchen, dining and seating areas, fitted with a matching range of base and wall units with laminated work surfaces, matching upstands, single drainer one and a quarter bowl stainless steel sink unit with chrome mixer tap, centre island with oak block work surface providing breakfast seating, having a range of integrated appliances: fridge freezer, dishwasher, free standing stainless steel range cooker, electric ovens, five burner gas hob, stainless steel splashback, double width extractor hood, concealed under unit lighting, ceramic tiled flooring, inset spotlights to the ceiling, UPVC double glazed windows to front and side elevations with fitted window blinds, double opening UPVC double glazed French doors to the rear with attached side panels and fitted window blinds, door giving access to a utility cupboard for storage of vacuum, ironing board etc with the tiling continuing through into the cupboard. The dining and seating areas both have central heating radiators, door off to: -

### Utility Room

Having matching base and wall units to match the kitchen, laminated work surfaces, matching upstands, single drainer stainless steel sink unit with chrome mixer tap over, wall mounted Ideal boiler providing domestic hot water and central heating, space and plumbing for an automatic washing machine, space for a tumble dryer, ceramic tiled flooring continues from the kitchen, central heating radiator.

### Lounge

Accessed via a panelled door from the hall and also from the living kitchen, dual aspect lounge, have UPVC double glazed windows to front rear and side elevations, double opening UPVC double glazed French doors to the side giving access to the garden also with fitted window blinds, two central heating radiators, decorative coving to the ceiling, carpeted flooring.

### First Floor Landing

Having a galleried landing with open spindle balustrade, seating area to the top of the landing with UPVC double glazed window to the front, fitted window blinds, loft access, central heating radiator, panelled door giving access to airing cupboard with pressurised hot water cylinder and slatted shelving for ease of storage.

### Master bedroom

Having UPVC double glazed windows to front and side elevations - both with fitted window blinds, central heating radiator, the room opens on to: -

### Dressing Room

With two double door fronted fitted wardrobes with hanging rails and shelving, panelled door off to: -

### Ensuite

Having double width glazed shower cubicle, having a mains chrome shower fully tiled to the cubicle, pedestal wash hand basin with chrome mixer tap over, low level WC, part ceramic tiled walls, wall mounted chrome heated towel rail, ceramic tiled flooring, UPVC double glazed opaque window to the rear, fitted window blind, extractor to the ceiling.

### Bedroom

Having a UPVC double glazed window to the front elevation, central heating radiator, double door fronted fitted wardrobe with hanging rail and shelf, carpeted flooring.

### Bedroom

Having UPVC double glazed window to the side elevation with fitted window blind and central heating radiator.

### Bedroom

Having UPVC double glazed window with fitted window blind to the front elevation, central heating radiator, carpeted flooring.

### Bedroom

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

### Family Bathroom

Having a four-piece modern white suite comprising panelled bath with side mounted chrome bath/shower mixer attachment, pedestal wash hand basin with chrome mixer tap, low level WC, glazed shower cubicle fully tiled with mains chrome shower over, ceramic tiled flooring, part ceramic tiled walls, inset spotlights and extractor to the ceiling, UPVC double glazed opaque window to the rear elevation.

### Outside

### Front

The property is on a corner plot, having a lawned fore garden with block paved path to the front door area with covered storm porch with outside lantern lights either side of the front door, box hedging. The Tarmac driveway is accessed from the side off Sweet Leys Way and provides off road parking for several vehicles. Double timber drive gates with brick pillars off Sweet Leys Way beyond which has parking space available for a Motorhome or Caravan leads to a parking area to the side as well as parking leading up to the garage,

### Double Garage

Detached double pitch roof garage with up and over door, light and power, roof storage, timber edged retainer with paved steps leading to the garden area.

### Rear

There is a paved patio immediately beyond the French doors from the kitchen, and a further paved patio outside the lounge, shaped lawn, paved paths leading around the rear of the property, outside tap, lighting and security cameras.











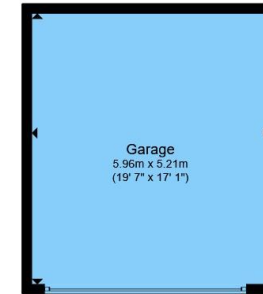




**Ground Floor**



**First Floor**



**Garage**

Total floor area 204.6 m<sup>2</sup> (2,202 sq.ft.) approx

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

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