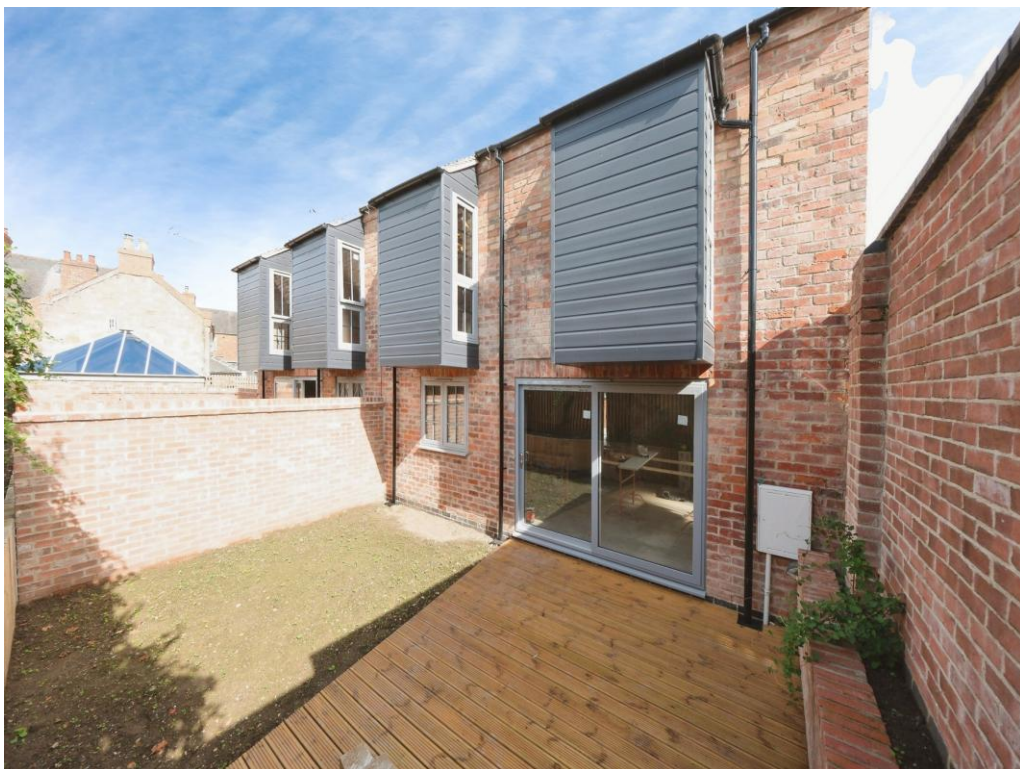




Derby Road
Melbourne Derby



Property Description

A highly desirable three bedroom semi detached family home in private gated mews development in the very heart of Melbourne village with off road parking for two vehicles with EV charging and private landscaped garden. The property is newly built and has a gas fired central heating system, solar panels for electric and heritage double glazing. Being finished to a high specification with open plan living in the heart of the village with the security of gated entrance and parking. In brief the accommodation comprises:- Entrance hall, Cloaks/w.c., open plan living/dining kitchen and snug/sitting room. To the first floor are three well proportioned bedrooms, master with ensuite shower room and family bathroom. Outside is a private well landscaped garden to the rear and off road parking in gated courtyard. 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 panelled composite half opaque double glazed entrance door leading to the entrance hallway having UPVC double glazed window to the front elevation, oak and glazed staircase off to the first floor, feature exposed stone wall, door to: -

Cloaks/W.C

Having two piece white suite comprising low level wc and wash hand basin.

Snug

Accessed off the entrance hallway having two UPVC double glazed windows to the front and side elevations, opening out to a spacious: -

Living/Dining/Kitchen

The kitchen having a range of integrated appliances comprising electric fan assisted oven, four burner gas hob with extractor fan over, integrated dishwasher, integrated fridge freezer, UPVC double glazed window to the side and rear elevation, UPVC double glazed sliding patio doors to the rear elevation giving access and aspect over the garden.

First Floor Landing

Having oak and glazed balustrade.

Master Bedroom

Having two UPVC double glazed opaque bay windows, double glazed rooflight window, central heating radiator, door to: -

Ensuite Shower Room

Three piece white suite comprising low level wc, wash hand basin, shower cubicle, wall mounted chrome heated towel rail.

Bedroom Two

Having two UPVC double glazed opaque bay full height windows, double glazed rooflight window, central heating radiator.

Bedroom Three

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

Family Bathroom

Having panel bath with shower over, low level wc, wash hand basin, two UPVC double glazed opaque windows to the front elevation.

Outside

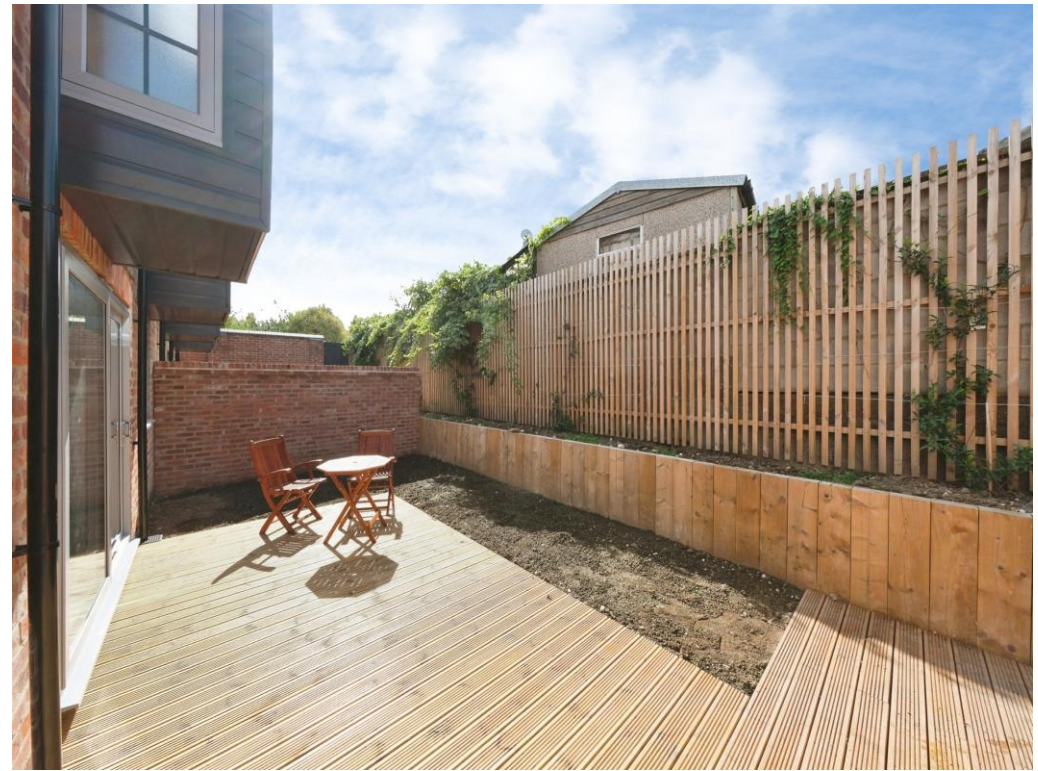
Having private gated access off Derby Road to a gravelled courtyard with off road parking

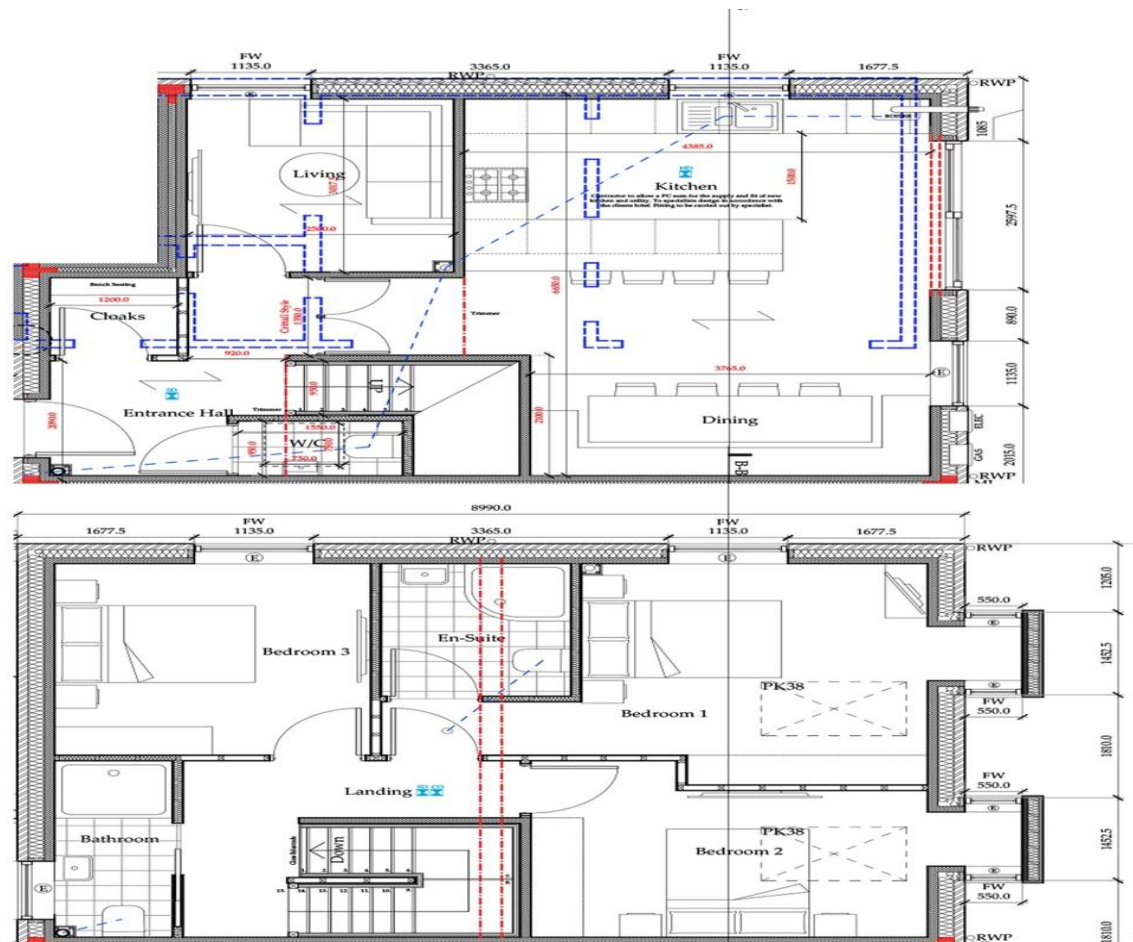
to the side of the property for two tandem parked vehicles, having an enclosed rear garden being particularly private with majority brick wall boundary, large decked patio area, shaped lawn, timber retaining raised border to the rear of the garden.

Gate to the side giving access to Dunncliffe Lane for bin storage, etc.

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.





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Property Ref: MEL206051 - 0007

Tenure:Freehold EPC Rating: Exempt Council Tax Band: Deleted

view this property online ashleyadams.co.uk/Property/MEL206051



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.

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