



Paget Road
Melbourne
DE73 8JW

£450,000

Occupying an excellent PLOT & POSITION with an open outlook to the rear & situated on this popular development by Charles Church, is this BEAUTIFULLY PRESENTED 4 bedroom, 2 bathroom DETACHED FAMILY HOME with a large dining kitchen, separate utility room, landscaped gardens & SINGLE GARAGE



Property Features

- Detached Home
- Well Presented
- Excellent Position
- Single Garage
- Open Outlook
- 4 Bedrooms
- 2 Bathrooms
- Dining Kitchen
- Enclosed Garden
- Single Garage

Full Description

Occupying an excellent plot and position within this popular development by Charles Church Homes, enjoying a peaceful outlook to the rear over the Bowling green, is this beautifully presented four bedroom detached family home, that has been carefully maintained from new by the current owners and complemented by a private landscaped rear garden enjoying a decked patio area with a sunny aspect.

As you enter via the hallway you will see the living room and dining room set off each side of the hallway, it really gives you that traditional feel within a modern home in addition to stairs leading to the first floor and access to the kitchen. The Kitchen breakfast room overlooks the beautiful rear garden and boasts built in appliances in the kitchen area with a great living space offered with patio doors leading to the rear garden. There is also a utility room and downstairs cloakroom set just off the kitchen with further access to the

rear garden.

To the first floor, there is an impressive landing providing access to four bedrooms and a shower room. The master bedroom offers fitted wardrobes, an en suite and open views to the rear over the bowls green. There are three further good sized bedrooms which this family home offers. There is also a lovely shower room which has a double shower, WC and wash hand basin.

Externally, there is a small frontage with access to the front door and a driveway for at least two vehicles leading to the single garage which boasts power and lighting. The landscaped rear garden offers mature shrubs and borders, decking area so you're able to maximise your enjoyment in this quiet location.

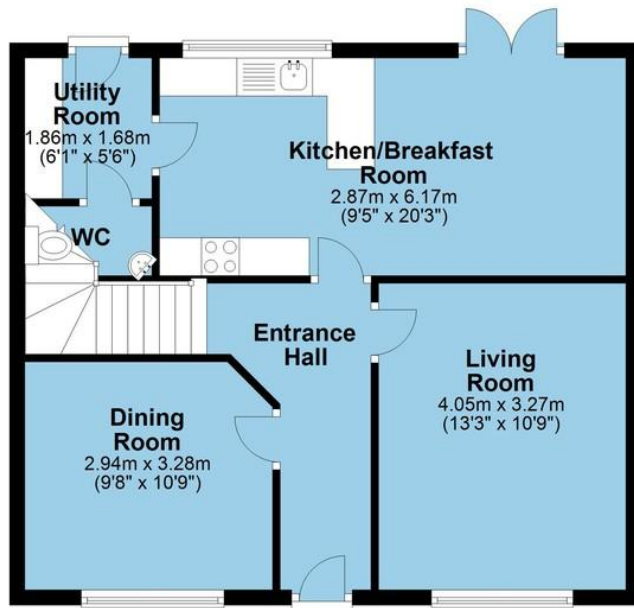
Perfectly positioned on this popular development on the fringe of Melbourne village centre, you can enjoy the lifestyle that living in Melbourne offers, being within easy walking distance of all Melbourne's excellent local shops including Sainsbury's convenience store, independent food shops, delicatessens, coffee shops, restaurants and pubs. Melbourne is also well placed for ease of access into Derby city centre (8 miles) and the Midlands motorway network with the A38, A50, M42 & M1 all within 10 minutes drive, together with East Midlands Airport and East Midlands Parkway railway station

TENURE Freehold
COUNCIL TAX BAND D





Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 111.3 sq. metres (1198.1 sq. feet)

2 The Pass Courtyard
43 Market Street
Ashby-De-La-Zouch
Leicestershire
LE65 1AG

www.whiteheadsestates.co.uk
info@whiteheadsestates.co.uk
01530 353170

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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