



Commerce Street
Melbourne Derby



Property Description

Deceptively spacious three bedroomed home in the quaint village of Melbourne this mid terraced home has been modernised to a high standard. Providing spacious accommodation and has a landscaped rear garden. Accommodation briefly comprises: - sitting room, inner lobby, separate dining room and a contemporary fitted kitchen. Upstairs: there are three good sized bedrooms and a three-piece bathroom. The rear garden is mainly laid to lawn with paved patio seating area.

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

Entrance via front UPVC door with glazed fan light over, leading to: -

Lounge

Having laminate wood floor covering, UPVC double glazed window to the front elevation, feature brick fireplace with tiled hearth and timber mantle over, with fitted cupboards to either side of the fireplace, central heating radiator, door leading to: -

Inner Lobby

With stairs to the first floor and door leading to: -

Dining Room

Laminate wood floor covering continues through from the lounge, UPVC double glazed window to the rear elevation, central heating radiator, thermostat for the central heating, ceiling light fitting, useful understairs storage cupboard, door leads to: -

Kitchen

Fitted with a range of base and drawer units with matching wall cupboards, solid oak block worktops, an inset ceramic sink and drainer with a mixer tap over, an inset electric oven with a five-ring gas hob and an extractor hood overhead. Other features include space for a fridge/freezer, washing machine and dishwasher, under-unit lighting, glazed display cabinets, tiled splashbacks, a Worcester boiler concealed in a unit, laminate flooring, a half-glazed door to the side elevation and UPVC double glazed windows to the side and rear elevations.

First Floor

Having a landing with doors leading off to bedrooms and bathroom, wooden laminate flooring continues from the ground floor, loft access hatch with pull down loft ladder, airing cupboard.

Bedroom One

Having UPVC double glazed window to the rear elevation, coving to the ceiling, ceiling light fitting, storage cupboard.

Bedroom Two

Having a radiator, coving to the ceiling and UPVC double glazed window to the rear elevation.

Bedroom Three

Having UPVC double glazed window to the front elevation, ceiling light fitting, telephone point.

Bathroom

Having a three-piece white suite comprising, panelled bath with mains shower over and shower screen over bath fully tiled to the ceiling, low level WC, wash hand basin with chrome mixer tap fitted to vanity unit with storage beneath, UPVC double glazed opaque window to the rear elevation.

Outside

Side passage to the rear garden.

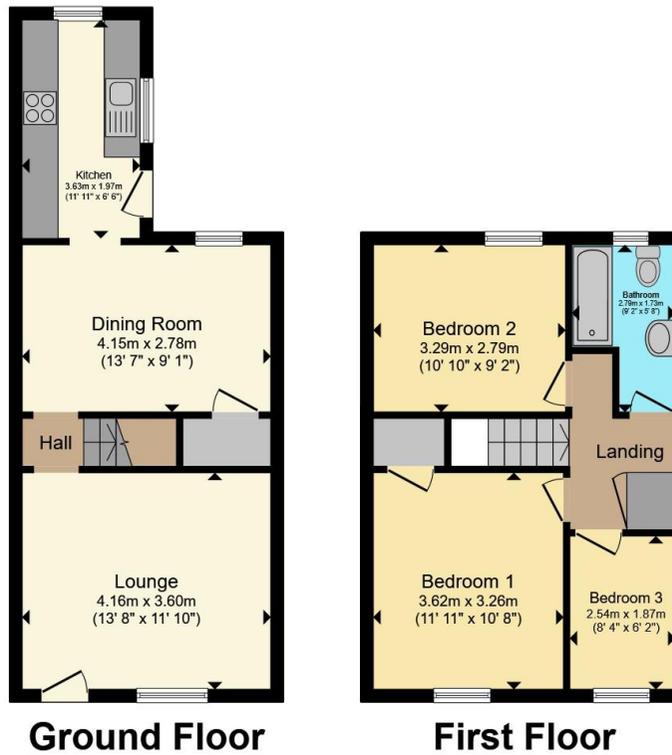
Rear Garden

Landscaped Rear Garden - The property has a beautiful long rear garden which is well presented and offers a wealth of features. There is a raised patio offering seating area, a brick store and gravel pathway shared with the neighbouring property and a lawned area.









Total floor area 75.2 m² (809 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: MEL205854 - 0004

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: MEL205854 - 0004