

Sweet Leys Way Melbourne, DE73 8LE

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# SELECT

PART OF THE Hannells GROUP



## WELCOME TO SELECT

Like all of our outstanding **SELECT** properties, there's much to admire about what might just be your new home. If you like what you see, don't risk missing out on it, contact us today to organise a viewing at your earliest convenience. If you have any questions or would like more information, please feel free to get in touch.





### DIRECTIONS

From the offices of Hannells Estate Agents in Chellaston, turn right onto High Street. At the traffic lights turn left onto Swarkestone Road. At the A50 roundabout, take the second exit signposted Melbourne. Follow this road for some time, passing over Swarkestone Bridge. Continue to follow this road until taking a left hand turning onto Main Street. At the painted roundabout turn right onto Pack Horse Road and turn left at the cross roads onto Station Road. Continue for some time until turn right onto Sweet Leys Way. The property which can be located on the left hand side.

### 3. ACCOMMODATION

## ACCOMMODATION

**GROUND FLOOR:** ENTRANCE HALL | SPACIOUS LOUNGE | SEPARATE DINING ROOM | CLOAKROOM | OPEN PLAN LIVING/KITCHEN/DINING ROOM | UTILITY ROOM |

**FIRST FLOOR:** GALLERY LANDING | FOUR DOUBLE BEDROOMS | TWO EN-SUITES | FAMILY BATHROOM |

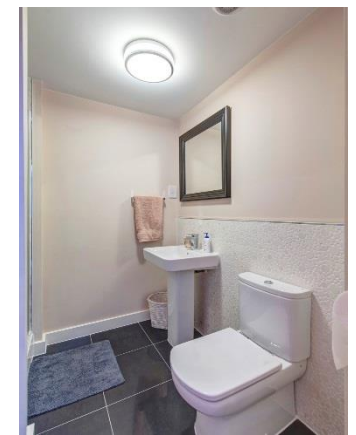
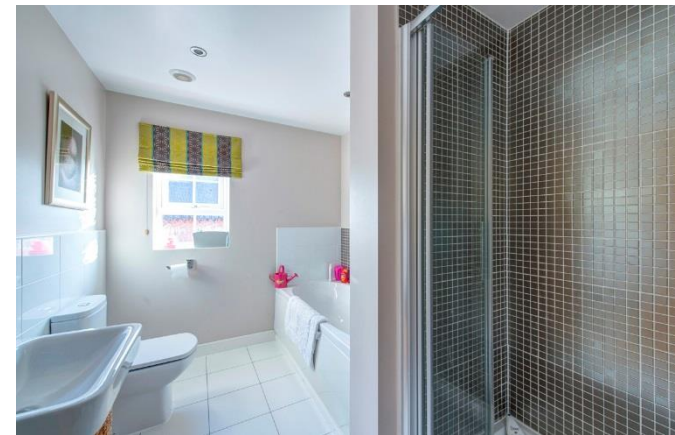
**OUTSIDE:** ENCLOSED FORE GARDEN | LANDSCAPED REAR GARDEN | DRIVEWAY AND DETACHED DOUBLE GARAGE |





“ The property was constructed in 2012 to the highest specification by Davidson Homes and was used as the show home for the development. ”

Select are delighted to bring to the market this simply stunning, individual four bedroom detached home located in the most sought after area of Melbourne. The property was constructed in 2012 to the highest specification by Davidson Homes and was used as the show home for the development. The most spacious and beautifully presented accommodation briefly comprises: Atrium style entrance hall with feature ceramic wood effect tiled flooring, most spacious lounge with central feature fireplace comprising stone surround with beautiful contrasting granite base, separate dining room with double Oak veneered doors, stunning open plan fully fitted dining/living/ kitchen with high quality integrated Neff appliances, utility room, cloakroom with W.C, master suite with bespoke fitted wardrobes, beautifully appointed fitted master en-suite shower, guest bedroom with second en-suite, two further double bedrooms and a well-appointed four piece family bathroom incorporating separate shower unit. The property stands towards the edge of the development with discrete lawned and fenced fore garden, enclosed rear garden with patio seating area, lawn and mixed flower and shrubbery beds and a detached double garage to the rear with ample driveway parking in front. The garage having its own heating and part boarded roof space. The property overlooks open fields to the rear and offers stunning light and airy accommodation. With an integrated alarm system, gas fired central heating and inset surround sound system, it really stands head and shoulders above other properties in this price range.



## 5. ROOM DESCRIPTION



### **Entrance Hall |**

Having a composite door to the front elevation, feature ceramic tile wood effect flooring, double Oak veneered doors giving access to the lounge and dining room, stairs off to the first floor, under stairs store cupboard, radiator, wall mounted alarm panel and wall mounted thermostat.

### **Cloakroom |**

Having a uPVC double glazed and obscured window to the side elevation, wall mounted Roca hand wash basin with mixer tap, low level dual flush Roca W.C, radiator and feature ceramic tiled wood effect flooring.

### **Lounge | 20' 11" x 11' 11" (6.37m x 3.63m)**

Having a uPVC double glazed Georgian style window to the front elevation, uPVC double glazed French doors to the rear elevation with matching side panels, feature fire surround in stone with contrasting granite inserts and hearth, inset coal effect living flame gas fire, two radiators, television point, telephone point and inset surround sound speakers.

### **Dining/Kitchen/Family Room | 21' 6" x 16' 5" (6.55m x 5.00m) Max**

Having a uPVC double glazed Georgian style bay window to the side elevation, bi fold uPVC double glazed doors opening to the rear garden, a range of high quality, modern, high gloss wall, base and drawer units with under lighting, square edge work surfaces, central island with base units, matching work surfaces, inset sink and drainer and integrated Neff dishwasher. Integrated Neff electric oven, integrated Neff microwave and grill, integrated Neff plate warmer, inset induction hob with chimney hood extractor over and feature solid Oak splash guard, integrated Neff fridge and separate freezer, inset power points built into the work surfaces, inset surround sound speakers, halogen lights, telephone point and feature tiled flooring.

### **First Floor Landing |**

Galleried landing with large feature uPVC double glazed Georgian style window to the front elevation and balcony view over the entrance hall, access to the loft space, radiator and an airing cupboard housing a hot water tank.

### **Master Suite | 16' 6" x 15' 6" (5.03m x 4.72m) Max**

Having dual aspect uPVC double glazed Georgian style windows, a range of fitted wardrobes with mirror and opaque sliding fronts, radiator and telephone point.

### **Dining Room | 12' 9" x 8' 9" (3.88m x 2.66m) Max**

Currently configured as a home office and having a uPVC double glazed Georgian style window to the front elevation, radiator, telephone points and ample space for a family dining table and chairs.

### **Utility Room | 6' 9" x 5' 5" (2.06m x 1.65m)**

Having square edged work surfaces with base units under, space and plumbing for washing machine and dryer, extractor, feature tiled flooring and an under stairs store cupboard. The utility room also houses an Ideal wall mounted gas boiler.

### **Master En-Suite | 9' 7" x 5' 3" (2.92m x 1.60m)**

Having a Roca pedestal hand wash basin, Roca dual flush low level W.C, double fully tiled shower cubicle with direct shower, built in store shelves, extractor, shaver point, radiator, feature decorative tiled splash backs, halogen spot lights and feature textured tile flooring.

### **Bedroom Two | 12' 3" x 11' 2" (3.73m x 3.40m)**

Having a uPVC double glazed Georgian style window to the rear elevation, built in wardrobes and a radiator.

### **En-Suite |**

Having a uPVC double glazed and obscured window to the rear elevation, Roca pedestal hand wash basin with mixer tap, dual flush Roca low level W.C, fully tiled shower cubicle with direct shower, shaver point, radiator, tiled flooring, extractor fan and decorative part tiled splash backs.

### **Bedroom Three | 12' 3" x 10' 1" (3.73m x 3.07m) Max**

Having a uPVC double glazed Georgian style window to the front elevation, built in wardrobe, radiator and television point.

### **Bedroom Four | 12' 1" x 9' 7" (3.68m x 2.92m) Max**

Having a uPVC double glazed Georgian style window to the front elevation, built in wardrobe and a radiator.

### **Bathroom |**

Having a uPVC double glazed and obscured window to the side elevation, Roca wash basin and mixer tap, Roca dual flush W.C, Roca panel sided bath with mixer tap, fully tiled shower cubicle with direct shower, tiled splash backs, tiled flooring, extractor, shaver point and a chrome heated towel rail.

### **Outside |**

The property stands towards the edge of the development with discrete lawned and fenced fore garden, enclosed rear garden with patio seating area, lawn and mixed flower and shrubbery beds and a detached double garage to the rear with ample driveway parking in front. The detached garage has separate heating and part boarded roof space. The property overlooks open fields to the rear.





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England, Scotland & Wales

## CONTACT SELECT

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