

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 19 Station Road Melbourne, Derby, DE73 8EA



### **Deceptively spacious and extended three/four bedroom semi-detached residence occupying an impressive large plot in a quiet crescent in highly regarded Melbourne**

- Spacious and extended semi-detached family home • Impressive large plot in sought after location • No Upward Chain • Double glazing and gas central heating • Entrance hall and wet room • Living room to front • Large dining kitchen • Family room/bedroom/study • Garden Room • Three bedrooms and bathroom to first floor • Driveway and garage • Large rear garden
- **VIEWING ESSENTIAL** •

**Price £369,950 - No Upward Chain**



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## GENERAL INFORMATION

This is an interesting opportunity to acquire a spacious and extended three/four bedroom semi-detached residence occupying a large plot in a quiet peaceful location in Melbourne. The property is sold with the benefit of no upward chain, gas central heating and double glazing. The accommodation comprises entrance hall, lounge to front, large dining kitchen to rear, garden room, ground floor bedroom/family room with wet room off. Three bedrooms and bathroom to first floor.

Outside, is a driveway and garage with large lawned rear garden measuring just under one fifth of an acre.

## LOCATION

Melbourne is highly desirable with an impressive and attractive high street with period architecture and an excellent range of boutique style shops, cafés, restaurants. Melbourne offers some delightful walks over open countryside. Etwall Primary School and the property is also within Chellaston Academy catchment area. The property gives easy access to the A50 and East Midland's Airport.

## ACCOMMODATION

Panel double glazed entrance door provides access to:

### **ENTRANCE HALL**

Radiator, staircase to first floor and glazed door to:

### **LOUNGE 4.56m x 3.65m (15'0" x 12'0")**

Feature fireplace with exposed brick timber lintel, granite hearth and solid fuel stove, two radiators, TV point, understairs storage cupboard, two upvc double glazed windows to front overlooking the green and door to:

### **LARGE DINING KITCHEN 6.02m x 4.9m max (19'9" x 16'1" max)**

With an extensive range of granite effect preparation surfaces with tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base cupboard and drawers, complementary wall mounted cupboards, appliance space currently housing a large Belling gas range with extractor hood over, washing machine, two radiators, upvc double glazed window to rear, matching door to garden, storage cupboards, further cupboard housing the gas fired boiler.

### **FAMILY ROOM/STUDY/BEDROOM 3.57m x 3.24m (11'9" x 10'8")**

Radiator, TV point, upvc double glazed window to side and panel door to:

### **WET ROOM**

Fully tiled with a white suite comprising low flush w.c., pedestal wash hand basin, integrated Triton shower, ladder style radiator, extractor fan, upvc double glazed window to side.

### **GARDEN ROOM 3.27m x 3.24m (10'9" x 10'8")**

Brick base with upvc double glazed windows overlooking the large garden and access via sliding patio door, radiator, sealed unit double glazed velux



window.

## **ON THE FIRST FLOOR**

### **SEMI-GALLERIED LANDING**

Door to airing cupboard housing the hot water cylinder, access to loft space, upvc double glazed window to side and door to:

### **BEDROOM ONE 3.44m x 3.26m (11'3" x 10'8")**

Radiator, upvc double glazed window to front overlooking attractive open green.

### **BEDROOM TWO 3.31m x 2.86m (10'10" x 9'5")**

Radiator, upvc double glazed window to rear overlooking large garden.

### **BEDROOM THREE 2.97m x 2.32m (9'9" x 7'7")**

Radiator, upvc double glazed window to rear.

### **BATHROOM 2.55m x 1.55m (8'4" x 5'1")**

Partly tiled with a white suite comprising low flush w.c., pedestal wash hand basin, panel bath with Triton shower, heated chrome towel rail, upvc double glazed window to side.

## **OUTSIDE & GARDENS**

Without a doubt a true feature of the sale is the impressive large plot which the property stands measuring just under one fifth of an acre set back from the road behind block paved driveway which leads to:

### **DETACHED GARAGE**

Power and lighting.

There is a very large lawned garden to the rear bounded by mixed hedging and close lapped timber fencing with pleasant block paved patio area.

### **COUNCIL TAX BAND**

South Derbyshire - C.

### **DIRECTIONAL NOTES**

From Chellaston proceed to as signed posted Melbourne over Swarkestone Bridge and bear left onto Kings Newton Lane and right into Pack Horse Road. This then becomes Station Road and the property is located on a crescent just off Station Road as denoted by our 'for sale' board.

### **VIEWING**

Strictly by appointment through Scargill Mann & Co - Derby office (BA/SE).



Ground Floor

First Floor



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Assessments First



**CONDITIONS OF SALE**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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