



Main Street, Melbourne, York £450,000

**** FEATURE BREAKFAST KITCHEN ****

A comprehensively improved period detached house offering substantial 4 bedroom family living accommodation with private gardens and off road parking. Offered With No Onward Chain.



Accommodation

Occupying a prominent central position within this much sought after village location is this detached period house offering immaculately presented and contemporary family accommodation set across two floors.

The property is accessed at the front into an entrance hall with staircase leading to the first floor accommodation.

The entrance hall leads through into a separate dining room which has a feature open fireplace with cast iron basket grate set on a stone hearth. Double radiator and television aerial point.

Beyond the dining room is the open plan breakfast kitchen which is one of the feature rooms of the house, having a modern range of built in base units to three sides with laminated worktops and inset polycarbonate sink unit. There is an additional range of two matching high level cupboards with laminated splashbacks. Included within the kitchen is a built in electric over with four point ceramic hob unit and brushed stainless steel extractor canopy. Integrated dishwasher and built in fridge and freezer unit. The kitchen provides ample space for a freestanding breakfast table and includes recessed ceiling downlighters, built in under stairs storage cupboard and twin contemporary radiators. A rear hall located off the kitchen leads out onto the garden beyond.

The principal reception room is a spacious lounge located at the front, having a solid fuel burning cast iron stove. There is a television aerial point, double radiator and recessed ceiling downlighters.

Crucially, there is a separate utility room which has a further range of built in low level storage cupboards with rounded edge worktops and inset stainless steel sink unit. The utility room has plumbing for an automatic washing room and provides ample space for a tumble dryer. There is a separate boiler room with mounted cloaks rail.

The ground floor accommodation is completed by a modern shower room having a contemporary w/c and wash hand basin in addition to a walk in shower cubicle with full travertine tiled splashbacks. The shower room includes a heating towel rail, extractor fan and ceiling downlighters.

The first floor is entered from the staircase into a central landing with single radiator and ceiling downlighters. Located at the front of the house are two matching double bedrooms, both of which enjoy double fronted wardrobes and radiators. Bedroom 1 has a separate built in wardrobe with Bedroom 2 having an over stairs storage area. Bedrooms 1 and 2 also benefit from television aerial points.

Bedroom 3 is located at the rear of the property, with Bedroom 3 located to the side. Both Bedrooms 3 and 4 are again, spacious double rooms, each with radiator and ceiling downlighters.

Finally, there is a modern house bathroom having a low flush w/c, pedestal wash hand basin and inset panel bath with wall mounted shower attachment and full height travertine tiled surround. Heating towel, recessed ceiling downlighters and extractor fan.

To The Outside

The property fronts directly onto the Main Street of Melbourne having a forecourted front garden with flag base and wrought iron entrance gate. The front of the forecourt is enclosed by a wall hedged and fenced boundaries.

A shared driveway gives vehicular access to the rear of the property with a concrete hardstanding providing parking for numerous motor vehicles.

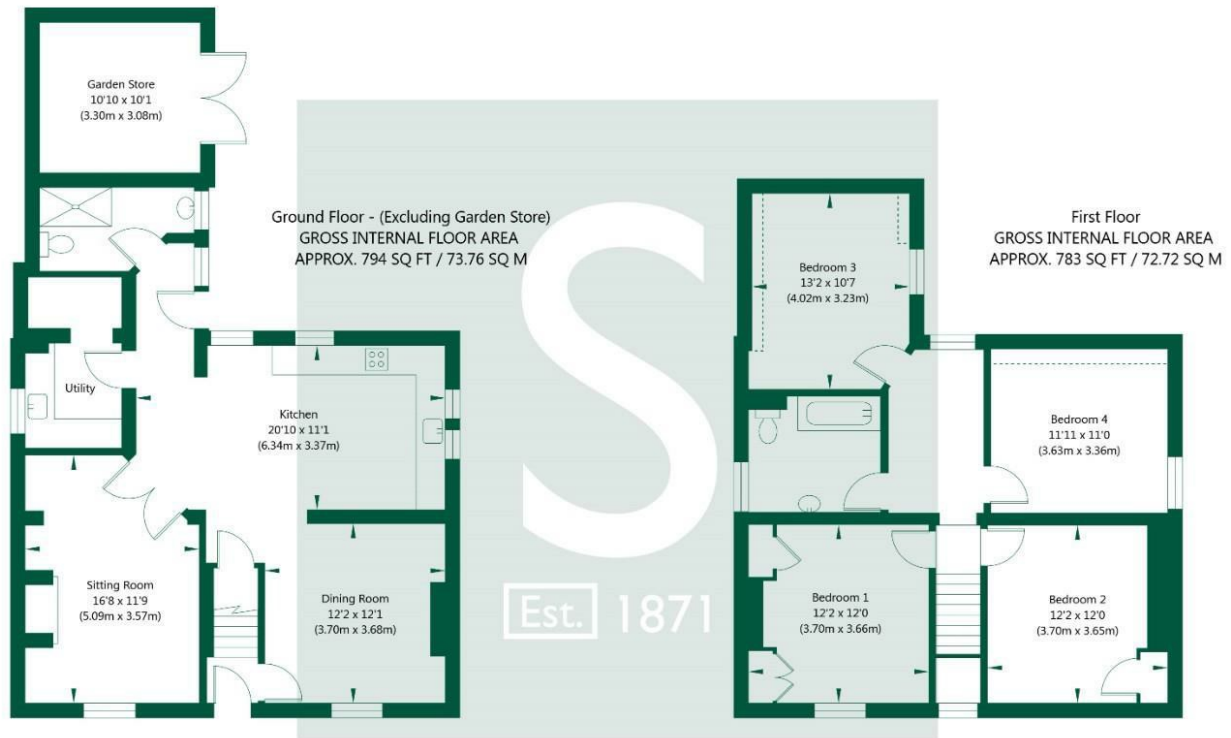
There is gated access from both the front forecourt and driveway through into the side and rear gardens beyond.

The side garden is extensively laid to lawn with surrounding herbaceous borders and hedge lined boundaries.

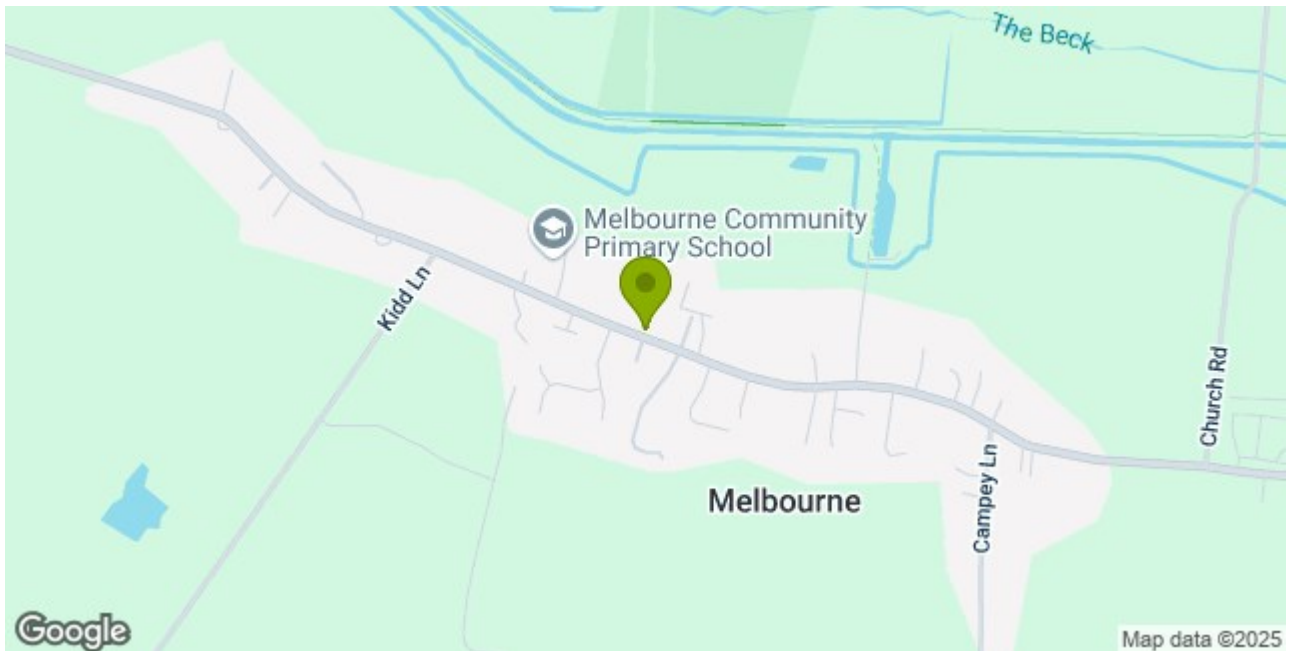
Directly to the rear of the property is a large sun patio providing ample space for freestanding garden furniture. Included within the sale is a lean-to workshop/garden shed.

The property benefits from oil fired central heating throughout and an early inspection is strongly recommended

Main Street, Melbourne, York, YO42 4QE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1577 SQ FT / 146.48 SQ M - (Excluding Garden Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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