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## Spacious character family home £274,950

52 Station Road, MELBOURNE, Derbyshire, DE73 8EB

- spacious home of great character - sizeable sitting room, separate dining room - family room, breakfast area, kitchen - four bedrooms, one en-suite - family bathroom - enclosed rear garden

## ON THE GROUND FLOOR

### Agents Comment

Ashley Adams are pleased to offer for sale 52 Station Road, a highly individual and iconic home situated within easy reach of the centre of Melbourne. Originally dating to 1843, having been a general store, the property was thoughtfully converted a number of years ago to provide a spacious home that needs to be viewed to be fully appreciated.

### Entrance Hall

With a dogleg staircase leading to the first floor, feature Minton tiled floor in part, central heating radiator, access to the CELLAR. The cellar has power, light and incorporates the gas fired central heating boiler.

### Guest Cloakroom

With suite of wash hand basin and w.c. tiled splashbacks, central heating radiator.

### Dining Room

5.13m x 3.40m (16' 10" x 11' 2")  
An interesting irregular shaped room with window to front and side elevations with shutters, central heating radiator, exposed timber floor boards.

### Family Room/Study

3.53m x 3.40m (11' 7" x 11' 2")  
With multi paned sash window to the front elevation, central heating radiator.

### Sitting Room

6.43m x 3.53m (21' 1" x 11' 7")  
This spacious room has french doors opening onto the rear garden, central heating radiator, central feature fireplace with tiled hearth, cast iron inset and mantel surround.

### Breakfast Room

2.39m x 2.18m (7' 10" x 7' 2")  
With multi paned sash window to the side elevation, central heating radiator, laminate flooring. Leading off WALK IN PANTRY with plumbing for washing machine, shelving and window.

### Kitchen

3.45m x 2.64m (11' 4" x 8' 8")  
Again an irregular shaped room and including a range of bespoke pine units with Beech block work surfaces. Inset Belfast style sink unit with mixer tap over, gas point for cooker, tiled splashbacks, central heating radiator. Laminate flooring. Multi paned window to the side elevation.

## ON THE FIRST FLOOR

### First Floor Landing

With sky light window.

### Master Bedroom

6.22m x 3.38m (20' 5" x 11' 1")  
With secondary glazed multi paned sash windows to front and side elevations, central heating radiator and fireplace with cast iron inset, tiled hearth and timber mantel.

### Bedroom Two

4.47m x 2.97m (14' 8" x 9' 9")  
With window to the rear elevation, central heating radiator. Leading off...

### En-suite Shower Room

With suite of wash hand basin and w.c. Cubicle with shower facility.

### Bedroom Three

3.53m x 3.40m (11' 7" x 11' 2")  
With secondary glazed multi paned sash window to the front elevation, central heating radiator, period cast iron fireplace.

### Bedroom Four

3.15m x 2.16m (10' 4" x 7' 1")  
With double glazed skylight window, central heating radiator.

### Spacious Bathroom

3.35m x 3.18m (11' x 10' 5")  
This spacious room has a suite in white comprising panelled bath with Mira Sport electric shower over, wash hand basin and low flush w.c. Multi paned sash window, central heating radiator, access to the roof space, airing cupboard.

## OUTSIDE

### Outside

To the rear is a most pleasant and easily maintainable enclosed garden. Brick paved terrace, shaped lawns and well stocked borders.

## DIRECTIONS

### Directions

From our Melbourne office turn immediately right onto Chapel Street which will become Station Road, the subject property being located on the right hand side

