





\*\*\*\* IMPRESSIVE MODERN PROPERTY IN THE HIGHLY REGARDED VILLAGE OF MELBOURNE \*\*\*\* BEAUTIFULLY PRESENTED THROUGHOUT WITH A GOOD SIZE DRIVE AND GARDEN \*\*\*\* Perfect opportunity to purchase a 2 year old home offering a hall open through to a lounge diner with doors onto the garden, modern fitted kitchen with Quartz work surfaces and a guest cloakroom. Two double bedrooms, master with a door into the bathroom and wardrobes, bathroom with bath and separate shower. Good size side drive with a gate into the enclosed rear garden offering a seating area and lawn. INTERNAL VIEWING IS HIGHLY RECOMMENDED.



## HALL

Entrance door into the hall with a storage cupboard and open through to the lounge.

## LOUNGE

Upvc double glazed window to the front with fitted shutters and double doors with fitted blinds onto the garden, radiator, stairs to the first floor, door to the cloakroom and open into the kitchen.

## KITCHEN

Fitted wall mounted, base and drawer units with Quartz work surfaces and a sink unit. Fitted electric oven and hob, built in microwave, space for a fridge freezer, plumbing for a washing machine and integrated dishwasher. Upvc double glazed window to the front.

## CLOAKROOM

Low flush wc, wash hand basin and a chrome heated towel radiator.

## FIRST FLOOR LANDING

Upvc double glazed window to the rear, storage cupboard and doors to -

## BEDROOM 1

Wardrobes with sliding doors, radiator and upvc double glazed window to the front with fitted shutters. Door into the bathroom.

## BATHROOM

Panel enclosed bath, enclosed shower, wash and basin, low flush wc, upvc double glazed window and a chrome heated towel radiator.



## BEDROOM 2

Upvc double glazed window to the rear with fitted shutters and a radiator.

## OUTSIDE

Good size side drive, gate into the rear garden with paved patio and a lawn.



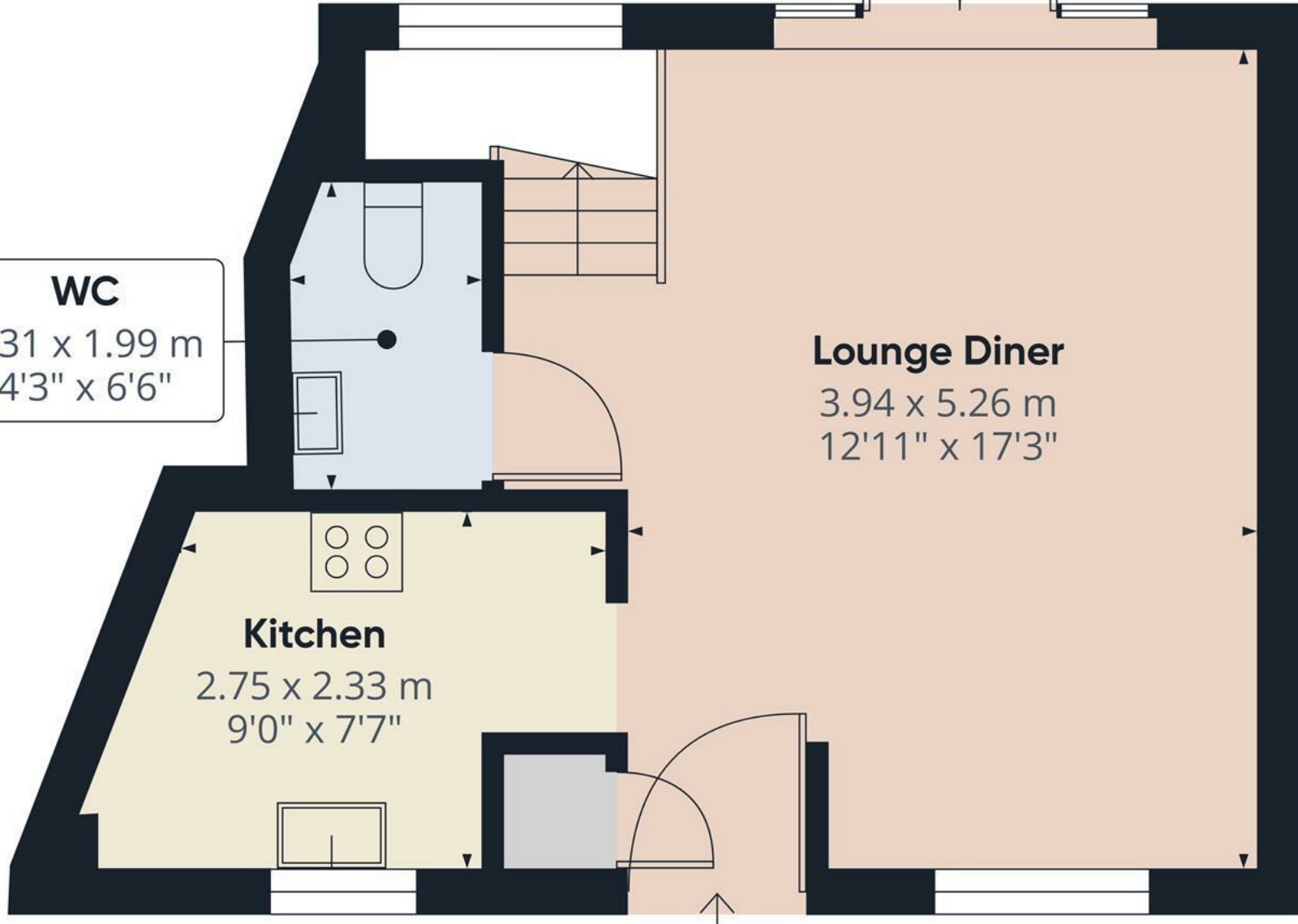








**WC**  
1.31 x 1.99 m  
4'3" x 6'6"



**Lounge Diner**  
3.94 x 5.26 m  
12'11" x 17'3"

**Kitchen**  
2.75 x 2.33 m  
9'0" x 7'7"

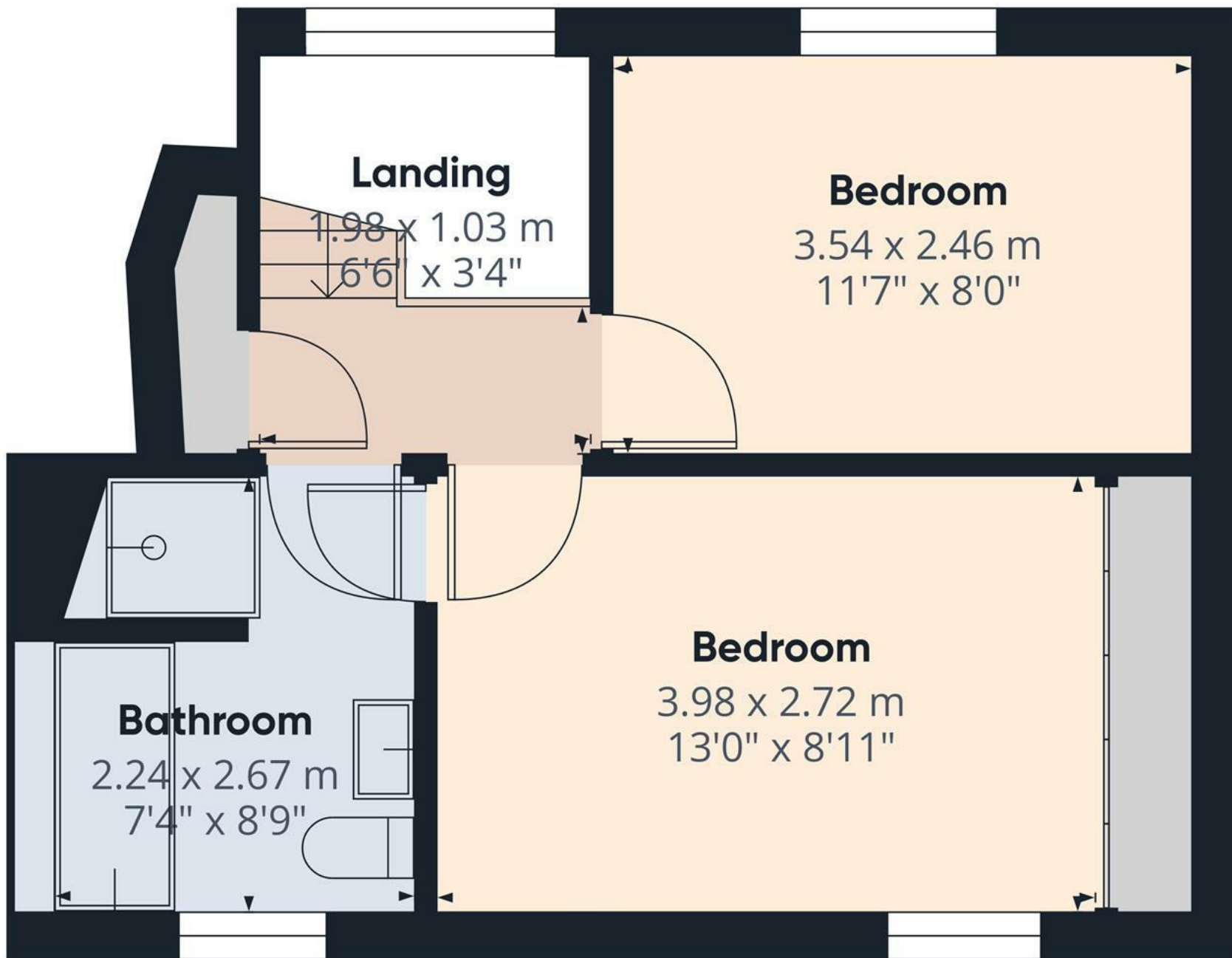
**Approximate total area<sup>(1)</sup>**  
33.8 m<sup>2</sup>  
364 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

Floor 0



Approximate total area<sup>(1)</sup>

30.3 m<sup>2</sup>  
327 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1

