



The Gables, 1a Ashby Road Melbourne, Melbourne, DE73 8ES

**** INDIVIDUAL ARCHITECT DESIGN FOUR BEDROOM PROPERTY IN THE HEART OF MELBOURNE ****

This is a rare opportunity to purchase a well proportioned family home within walking distance to the village. High specification and beautifully presented throughout, offering a reception hall with a guest cloakroom, stunning fitted dining kitchen with an island and bi-fold doors onto the garden, separate utility room. Good size lounge and a study/bedroom 4. The first floor offers a large master bedroom with en-suite shower room, two further double bedrooms and a family bathroom with a bath and separate shower cubicle. Enclosed garden offering great entertaining spaces, perfect for alfresco dining. Ample parking. Within close proximity to East Midlands Parkway station with a direct line to London St Pancras. INTERNAL VIEWING IS HIGHLY RECOMMENDED.

£650,000

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- INDIVIDUAL PROPERTY BUILT IN 2017
- HIGH SPECIFICATION DINING KITCHEN
- EN SUITE & BATHROOM
- NO CHAIN
- RECEPTION HALL
- UTILITY ROOM & CLOAKROOM
- GARDEN
- LOUNGE
- FOUR BEDROOMS
- PARKING

HALL

CLOAKROOM

LOUNGE

19'1 x 12'8 (5.82m x 3.86m)

FITTED DINING KITCHEN

19'2 x 17'5 (5.84m x 5.31m)

UTILITY ROOM

7'1 x 6'6 (2.16m x 1.98m)

STUDY/BEDROOM 4

13'6 x 5'4 (4.11m x 1.63m)

FIRST FLOOR LANDING

BEDROOM 1

18'8 x 13'5 (5.69m x 4.09m)

EN SUITE

BEDROOM 2

10'7 x 10'0 (3.23m x 3.05m)

BEDROOM 3

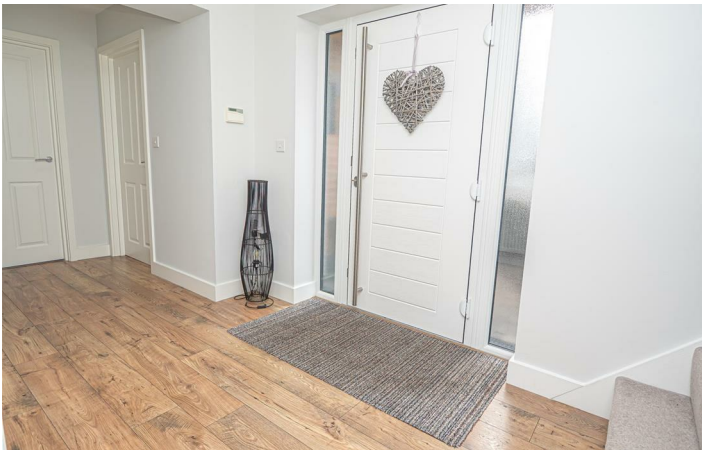
10'8 x 8'7 (3.25m x 2.62m)

BATHROOM

OUTSIDE

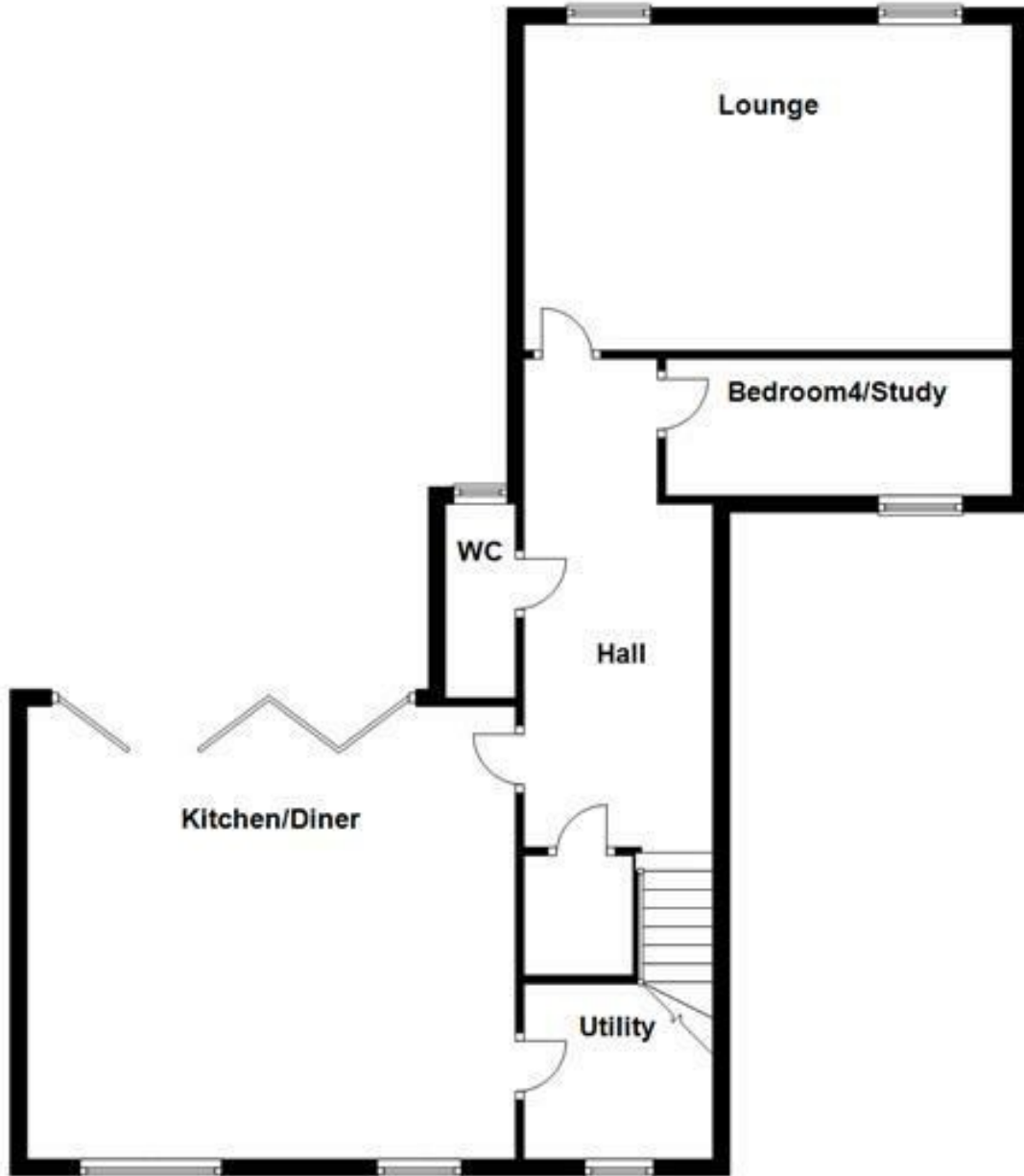


[Directions](#)



Floor Plan

Ground Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	