



5 Melville Close, WA10

Asking Price £325,000



**STAPLETON
DERBY**

Nestled within the highly sought-after cul-de-sac of Melville Close, this beautifully extended detached property offers modern living throughout and is perfectly suited for buyers looking for a home that is ready to move straight into. Finished to a high standard and thoughtfully designed, the property combines stylish interiors with practical family living.

Upon entering, you are welcomed by a bright entrance hallway leading through to a convenient downstairs WC and a spacious living room featuring a contemporary built-in media wall, creating the perfect setting for relaxing and entertaining. To the rear of the property, the impressive open plan kitchen and dining area provides the heart of the home, offering a modern and sociable space ideal for family life and hosting guests. A separate utility room and integral garage add further practicality and storage solutions. To the first floor, the property boasts three well-proportioned bedrooms along with a modern family bathroom, all presented in excellent condition throughout.

Externally, the front of the property benefits from off-road parking for up to three vehicles together with side access. To the rear, there is a generous garden with patio area, offering a fantastic blank canvas for any buyer looking to create their ideal outdoor space.

The property is FREEHOLD with an EPC rating of D.









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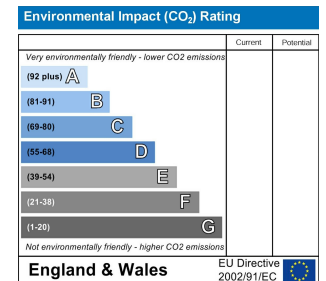
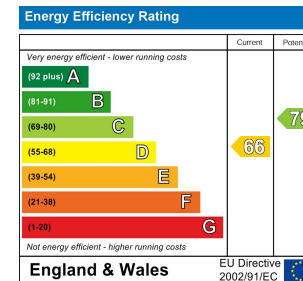
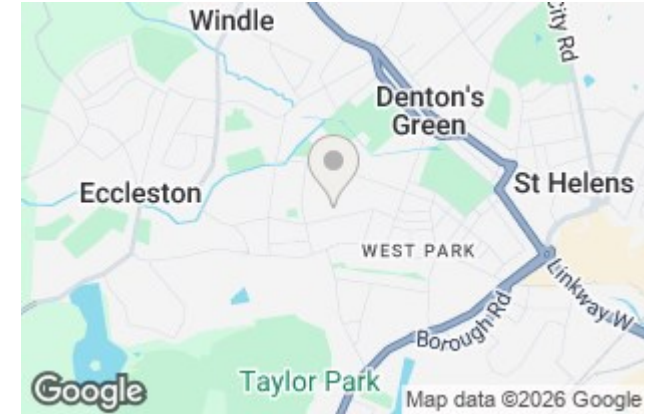
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