

# NICK HUMPHREYS

SALES · LETTINGS · STUDENT

SINCE 1986



## Tivey Way, Melbourne, Derbyshire DE73 8JS

£265,000

Located in the desirable Tivey Way, Melbourne, this charming townhouse is a gem waiting to be discovered. Built by Davisons in 2013, this well-presented property boasts a modern design and a range of features that make it a perfect family home.

As you step inside, you are greeted by an inviting entrance hall leading to a superb lounge, ideal for relaxing or entertaining guests. The well-appointed modern shaker style kitchen, complete with appliances, is a chef's dream. Additionally, the convenience of a downstairs WC adds to the functionality of the ground floor.

Venture upstairs to find three cosy bedrooms, offering ample space for a growing family or visiting guests. The family bathroom is tastefully designed, providing a relaxing retreat after a long day.

Outside, the property continues to impress with an enclosed rear garden featuring a patio and a lush lawn, perfect for enjoying the outdoors in privacy. With allocated off-road parking for two vehicles, convenience is at the forefront of this property.

Benefiting from gas central heating and UPVC double glazing, this townhouse ensures comfort all year round. Whether you're looking for a peaceful retreat or a place to create lasting memories, this property offers it all.

Don't miss out on the opportunity to make this house your home. Schedule a viewing today and envision the possibilities that await in this delightful abode on Tivey Way.

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## Entrance Hall

radiator, door to front and wooden laminate floor.

## Lounge

Upvc window to front, wooden laminate floor, 2 radiators, useful storage cupboard understairs.

## Impressive dining kitchen

with an extensive range of shaker style fitted cupboards and extensive worktops. Plumbing for a washing machine, built in double oven, gas hob, extractor hood, built in microwave oven, single drainer sink unit, built in fridge /freezer, tiled floor, radiator, large bespoke fitted pantry cupboard, upvc french doors to rear and window to rear.

## Cloakroom/WC

Low flush wc,, washhand basin, radiator, tiled floor, and an extractor fan

## First Floor

### Landing

With large loft access which is boarded and has a pull down loft ladder. Radiator and there is a built in airing cupboard housing the Ideal central heating boiler.

### Bedroom One

With contemporary styled wardrobes, radiator and Upvc window overlooking the rear garden.

### Bedroom Two

Upvc window to the front and radiator.

### Bedroom Three

Upvc window to the front and radiator.

## Family Bathroom

With three piece suite comprising pedestal wash hand basin, low level wc, panelled bath with fitted shower over, shaver point and radiator. Tiled flooring and walls.

## Outside

### Front garden

A small area with flowering and shrub border.

### Rear Garden

Fully enclosed with panel fencing and a gate to rear. Lovely patio area and shaped lawn with flowering and shrub borders,Outside tap and two lights.

### Allocated parking

To the rear of the property are two allocated parking spaces and a further gravel standing area.

## Tenure

Freehold

## Council Tax Band

South Derbyshire

Council Tax Band : C

## Viewings

Please contact Leanne, Louise, David, Henry, Katie, Danni, Ben or Naomi at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or loughborough@nickhumphreys.co.uk

## Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nick Humphreys Estate & Letting Agents, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

## Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

## Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

## Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

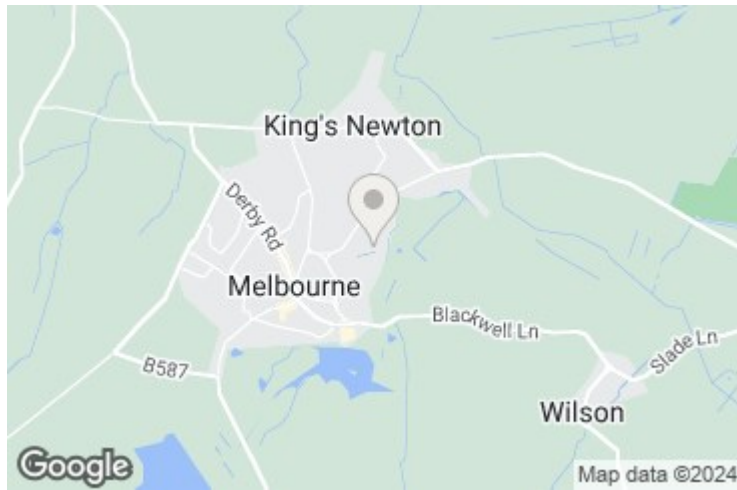
## General Note

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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

## Hours Of Business

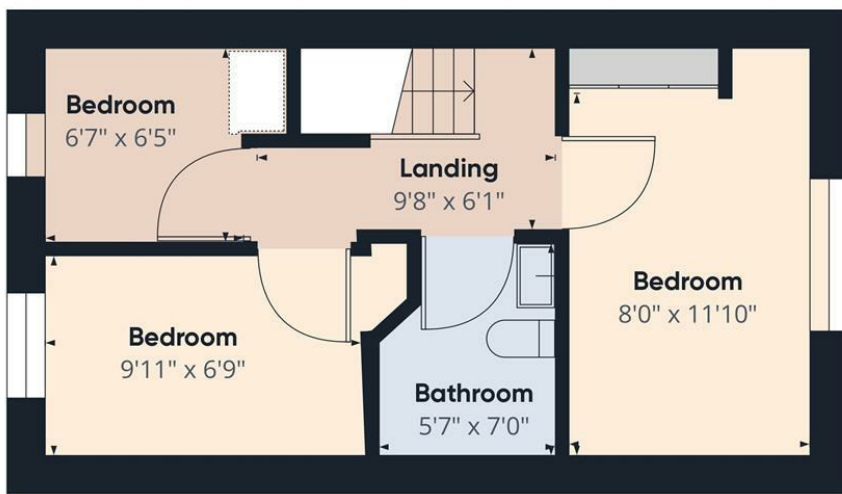
Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.

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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
637.05 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>79</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		