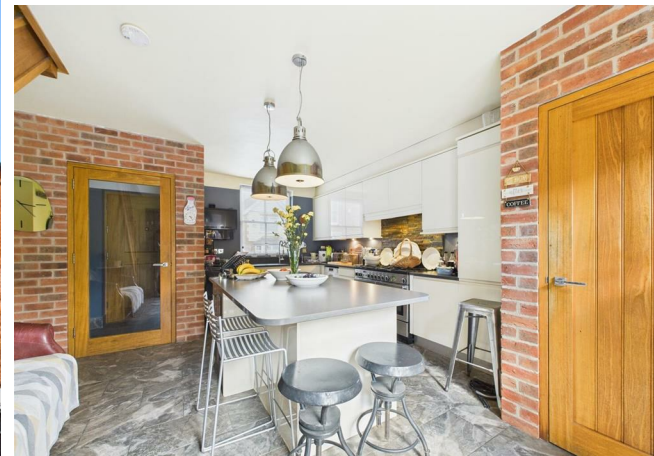




MELBOURNE
Sales & Lets

Potter Street, Derby, DE73 8DW
No Onward Chain £695,000

Entrance porch

Oak door to the front, fitted cupboards and cloaks hanging, slate tiled floor,

Breakfast Kitchen

A large island incorporating some fitted cupboards, wine cooler, bosch microwave, breakfast bar, granite worktops, an extensive modern range of modern fitted cupboards and Bosch appliances, two integral freezers and an integral fridge, Built in dishwasher and a washing machine, separate dryer, integral sink with incinerator and mixer taps, central heating glow worm boiler, rangemaster professional cooker with three ovens and six burner hob, slate tiled floor. Large shelved pantry, stairs lead off to first floor.

Entrance hall

Door to the front, tiled art nouveau, store cupboard understairs

The Reading Room

Shuttered window to the front, radiator, oak floor and built in cupboard.

Basement

Lounge area with Exposed cellar with reinforced perspex down to a feature lit cellar area and feature well.

Sitting Room

Two shuttered windows to the front, two radiators and oak floor.

First Floor

Sitting area radiator and beamed ceiling

Bedroom three

Built in wardrobes radiator, secondary double glazed window to the front and beamed ceiling.

Family Bathroom

Three piece suite with panelled bath, high level wc., wash hand basin, radiator,

Second Floor

Lobby landing, beamed ceiling and high level built in cupboards

Principle Bedroom

With high vaulted ceiling and two feature A frame beams, two secondary double glazed windows to the front and radiator.

En Suite

Shower cubicle, low level wc, with bidet attachment, vanity wash hand basin, double oak opening doors to the front.

Bedroom Four

Window to the front, radiator,

Oak Second Staircase

Oak second staircase leading from the kitchen.

Bedroom

two windows to the front, fitted wardrobes, loft access, french doors to the rear

Ensuite Wet Room

A high spec fitted wet room with tiled floor and walls, mains shower, low level wc and wash hand basin, radiator.

Outside

Rear Courtyard style garden, slate tiled floor, outside hot and cold water taps, large built in store, raised flower beds, decked covered sitting area, pond, power and lights.

Tenure

Freehold

Council Tax Band

South Derbyshire

Council Tax Band : F

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

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 - 5.30pm

Saturday 10am - 3:30pm.

