

# MELBOURNE

## Sales & Lets



## Cartwright Close, Melbourne, DE73 8LA

### £317,500

A well-presented three-bedroom semi-detached family home, built in 2016 and ready to move straight into. Benefiting from gas central heating and UPVC double glazing throughout.

The accommodation includes an entrance hall, guest cloakroom, a spacious lounge/diner, and a breakfast kitchen. To the first floor are three bedrooms, with an en-suite to the master, and a modern family bathroom.

Outside, there are front and rear gardens and a side tarmac driveway providing off-road parking for up to three vehicles.

A particularly well-maintained home — viewing is essential! Priced to sell.

# Cartwright Close, Melbourne, DE73 8LA

## Entrance Hall

Door to the front and radiator.

## Cloakroom

Low flush WC, pedestal wash hand basin, radiator, UPVC window to the front.

## Lounge/Diner

UPVC window to the side and front, cupboard under the stairs and radiator.

## Breakfast Kitchen

With a modern extensive range of fitted cupboards and worktops, UPVC window to the rear, and French doors to the rear, built in double oven, gas hob, extractor hood, radiator, Vaillant combi central heating boiler, built in dishwasher and fridge/freezer.

## First Floor

spacious landing built in airing cupboard and loft access.

## Bedroom One

UPVC window to the front, radiator and fitted wardrobes.

## Ensuite Shower Room

UPVC window to the rear, towel radiator, shower cubicle with mains shower, low level WC and pedestal wash hand basin.

## Bedroom Two

UPVC window to the rear and radiator.

## Bedroom Three

UPVC window to the rear and radiator.

## Family Bathroom

Three piece suite, comprising, low level WC, vanity wash hand basin, panelled bath with shower attachment, extractor fan and radiator, UPVC window to the side.

## Outside

To the front small lawned area with shrub borders.

## Driveway

For up to three vehicles.

## Rear Garden

Patio, astro turfed rear garden - for easy maintenance, felt and timber garden shed with power and light and outside power point.

## Tenure

Freehold

## Council Tax Band

South Derbyshire Council

Council Tax Band : C

## Viewings

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

All viewings are by appointment only.

## 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 us, 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.

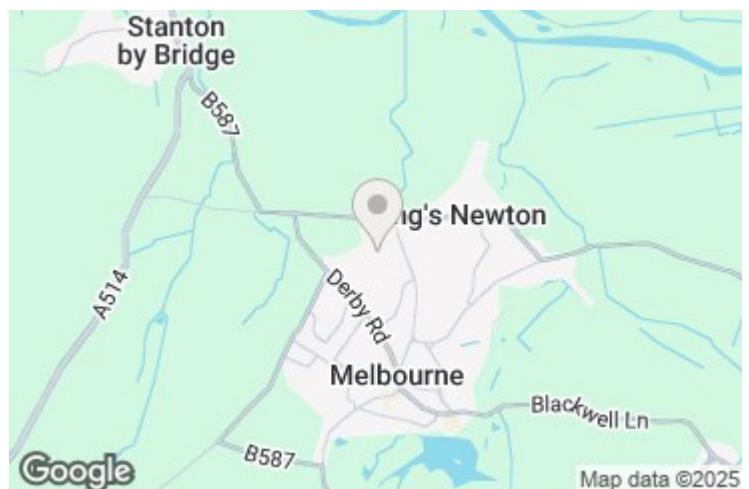
## General Note

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

## Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

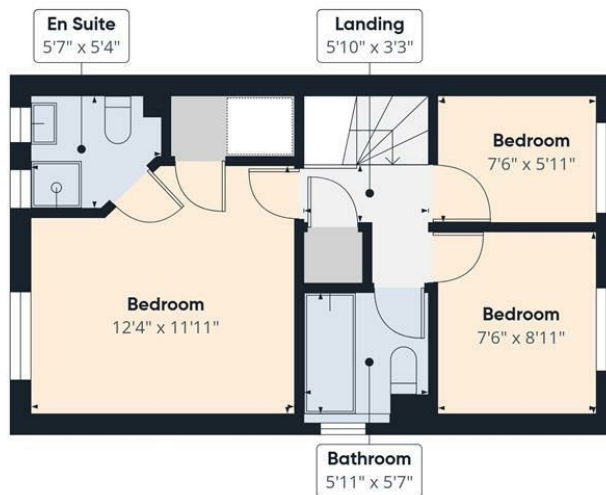
Saturday 10am - 3:30pm.







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
759 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.

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