

# MELBOURNE

## Sales & Lets



## Commerce Street, Melbourne, DE73 8FT

### £789,000

INTERIOR PHOTOS TO FOLLOW SOON - A brand new, high specification detached family residence offering luxury living over three floors — PART EXCHANGE CONSIDERED!

Designed with energy efficiency in mind, the property benefits from solar panels, gas central heating with underfloor heating to the ground floor, and electric underfloor heating to all bathrooms and en suites. Additional features include a burglar alarm system, car charging point, and Porcelanosa wall and floor tiling to bathrooms and en suites.

The beautifully arranged accommodation extends to approximately 2,104 sq ft, plus a garage and carport, and comprises: a spacious hallway, lounge, breakfast kitchen, family room, utility room, and garden room. The first floor offers a principal suite with dressing area and en suite, a second bedroom with en suite, a third bedroom, and a family bathroom. The second floor provides two further well-proportioned bedrooms.

The property is set behind electric gates within a private courtyard and enjoys a rear garden, garage, and carport.

Viewing is strongly advised to appreciate the quality and space on offer!

# Commerce Street, Melbourne, DE73 8FT

## Spacious Hallway

Door to the front.

## Cloakroom

Low level WC and wash hand basin

## Superb Lounge

Double glazed window to the side and rear, feature fireplace.

## Family Room

Double glazed window to the front.

## Professionally Designed Dining Kitchen

An extensive range of fitted modern cupboards and quartz worktops, undermounted sink with Monoblock taps, Induction hob, extraction unit, Integrated double oven, microwave dishwasher and fridge freezer, integrated wine cooler.

## Garden Room

With folding doors to the rear garden to the side and rear.

## Utility Room

With fitted modern cupboards and worktops and single drainer sink unit. integrated washing machine. Double glazed window to the rear.

## First Floor

Spacious landing with oak and glass stairs.

## Principle Bedroom Suite

Double glazed window to the rear.

## Dressing Room

Double glazed window to the rear.

## En Suite Bathroom

Panelled bath low level WC, wash hand basin and separate shower cubicle, shaver point.

## Bedroom Two

Double glazed window to the rear.

## En Suite Shower Room

Low level WC, wash hand basin and shower cubicle.

## Bedroom Three

## Second Floor

Landing

## Bedroom Four

Double glazed window to the rear.

## Shower Room

Low level WC wash hand basin and shower cubicle.

## Bedroom Five

Double glazed window to the rear.

## Outside

Located behind electric gates, block paved shared courtyard area which will be owned in a limited company shared between the four properties.

## Single Brick Garage

With electric vehicle charging point. Metal door to the front.

## Large Car Port

## Rear Garden

Turfed rear garden, outside tap and electric socket.

## Tenure

Freehold

## Council Tax Band

South Derbyshire Council

Council Tax Band : TBC

## 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.

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Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1870 ft<sup>2</sup>

Reduced headroom

112 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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		
England & Wales EU Directive 2002/91/EC		