

MELBOURNE

Sales & Lets



Oaklands Way, Melbourne, DE73 8LR

£550,000

We are excited to present this extended four-bedroom detached property on Oaklands Way within Melbourne. The home benefits from a garage, three to four off road parking spaces, underfloor heating in the kitchen-diner and conservatory, as well as solar panels providing year round energy efficiency and savings for the new owner.

Conveniently situated just a short walk from the local primary school, the property welcomes you through an extensive entrance hall. This leads to the recently installed kitchen, which features a built-in dishwasher and wine fridge. The kitchen flows seamlessly into a spacious dining area, which in turn opens into an air conditioned conservatory.

A generously sized lounge overlooks the rear garden, while a separate utility area houses the gas central heating combination boiler. There is also the added convenience of a downstairs WC.

Upstairs, the property offers four well proportioned bedrooms. The primary bedroom includes a dressing room and a newly fitted en-suite bathroom (installed less than 12 months ago). A modern family bathroom serves the remaining bedrooms.

Externally, the home boasts ample off-road parking leading to a single garage. The front garden is neatly maintained, while a side gate provides access to the spectacular enclosed rear garden. This outdoor space includes

Oaklands Way, Melbourne, DE73 8LR

Tenure

Freehold

Council Tax Band

South Derbyshire Council

Council Tax Band : E

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.

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 property.

Hours Of Business

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

Saturday 10am - 3:30pm.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1544 ft²

Reduced headroom

1 ft²

(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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	