

# MELBOURNE

## Sales & Lets



## Windsor Avenue, Melbourne, DE73 8FN

### £575,000

Located on the sought-after Windsor Avenue in Melbourne, Derbyshire, this spacious and well-maintained four-bedroom family home offers flexible living across three floors. The entrance hall features an alarm system, understairs storage, and leads to a bright lounge with a bow window, fitted shutters, and a gas feature fireplace. A convenient ground floor shower room includes a WC, shower, vanity unit, extractor fan, and part-tiled walls.

At the rear, the home opens into a generous open-plan kitchen/dining/snug area, perfect for modern family life. The kitchen is fitted with sleek wall and base units, integrated oven, hob, fridge freezer, dishwasher, and washing machine. A dining area offers two fitted cupboards, while the snug/study space includes built-in shelving and storage—ideal for home working. French doors lead into a bright conservatory overlooking the garden.

Upstairs, the first-floor landing provides access to three bedrooms and the family bathroom. The main bedroom features built-in wardrobes and shutters; bedroom two is a good-sized double with shutters; and bedroom three is a single room, ideal as a nursery or study. The family bathroom is fitted with a bath and shower attachment, vanity unit, WC, and part-tiled walls.

The top floor includes a bright home office area with eaves storage, leading into a spacious fourth bedroom, also with storage into the eaves.

Outside, the rear garden is part laid to lawn, with a shed, greenhouse, and access to a double garage with power and ceiling storage. A long driveway offers ample off-street parking.

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## Tenure

Freehold

## Council Tax Band

South Derbyshire Council

Council Tax Band : D

## 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



Floor 2

Approximate total area<sup>(1)</sup>  
1443 ft<sup>2</sup>  
Reduced headroom  
95 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**

