

# MELBOURNE

## Sales & Lets



## Acacia Drive, Melbourne, DE73 8LT

### £395,000

Located in a quiet cul-de-sac on Spinney Hill is this well-positioned detached family home offers fantastic potential and a wealth of features For Sale. The property benefits from off-road parking for up to three vehicles, a single integral garage, gas central heating, and UPVC double-glazed windows and doors. From the first-floor rear windows, there are beautiful panoramic views across the surrounding area.

Inside, the home provides an exciting opportunity for the new owner to modernise and put their own stamp on it. The ground floor comprises an entrance hall, a spacious lounge/diner, a kitchen/breakfast room, and a convenient WC. To the first floor, there are three double bedrooms, a family bathroom, and a master bedroom with an en-suite shower room.

Externally, the property features an enclosed, good-sized, low-maintenance rear garden — ideal for families or entertaining. To the front, there is a lawned area, driveway parking, and side access leading to the rear garden. The property also offers plenty of storage throughout and scope for refurbishment, making it a wonderful opportunity for buyers seeking a home they can truly make their own.

For more information or to arrange a viewing, please contact us today.

# Acacia Drive, Melbourne, DE73 8LT

## Tenure

Freehold

## Council Tax Band

South Derbyshire

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.

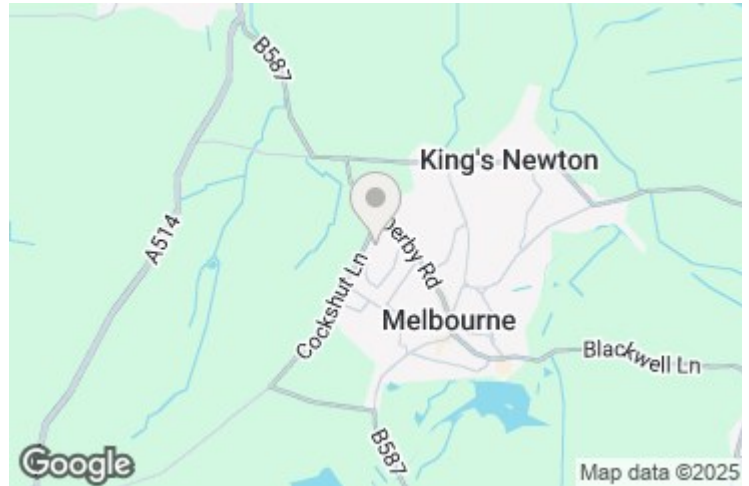
## General Note

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<sup>(1)</sup>

1251 ft<sup>2</sup>

Reduced headroom

5 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.

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