

# MELBOURNE

## Sales & Lets



### Castle Mews, Derby, DE73 8LW

**£460,000**

Fantastically located just off Potters Street, within walking distance of Melbourne centre and close to all local amenities, this spacious mews-style property is offered For Sale. The property benefits from off-road parking and a single garage equipped with electricity and lighting.

Recent improvements include a new breakfast kitchen fitted in 2025, a new combi boiler installed in 2024, and a new conservatory added in 2025. Additional appealing features include bespoke handmade internal wooden doors and several stained-glass windows.

The property is entered via the side into a spacious entrance hall, with stairs leading to the first floor and a useful storage cupboard beneath. From the entrance hall there is access to the lounge, breakfast kitchen, and dining room. The breakfast kitchen, fitted in 2025, is fully equipped with integrated appliances. The good-sized lounge features a log burner installed in 2025 and sliding patio doors opening into the conservatory. Doors from the conservatory lead out to the rear garden.

To the first floor, there are three double bedrooms, one of which benefits from a private dressing room. There is also a spacious shower room with a double shower cubicle. The combi boiler is housed within an airing cupboard on the landing.

# Castle Mews, Derby, DE73 8LW

**Tenure**  
Freehold

**Council Tax Band**  
SOUTH DERBYSHIRE

Council Tax Band : D

## 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.



Approximate total area<sup>(1)</sup>  
1146 ft<sup>2</sup>

Floor 0



(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.

GIRAFFE360



#### Energy Efficiency Rating

