



34 Hope Street, Melbourne, Derbyshire, DE73 8FX

HOWKINS &  
HARRISON

34 Hope Street,  
Melbourne,  
Derbyshire, DE73 8FX

Offers In Excess Of: £750,000

Positioned within a private spot in the sought after village of Melbourne, this executive four bedroom detached property boasts over 1,800sqft of accommodation creating the ideal family home. Set across two levels the property offers versatile living space briefly comprising of a large reception lounge, open plan living/kitchen, four sizeable double bedrooms and two bathrooms.

Heading outside you can find a large driveway, detached double garage and a well presented, landscaped rear garden. An internal viewing is highly recommended!



## Location

Melbourne is a small Georgian market town in a delightful part of South Derbyshire on the edge of The National Forest. It is about 8 miles south of Derby and 2 miles from the River Trent. It contains a good range of shops, pubs and restaurants. Melbourne means 'Mill Stream' so it is appropriate that one of the best known features is the old mill pool known as Melbourne Pool. Overlooking the pool is Melbourne Hall and Gardens which is still enjoyed today welcoming visitors through the summer months.



## Accommodation Details - Ground Floor

A canopied entrance porch provides access from the front elevation directly into a large entrance hallway which in turn provides entry across the entirety of the ground floor living accommodation. To the left a large reception lounge with adjoining conservatory whilst to the left an open plan dining/kitchen ideal for family living.

## First Floor

From within the entrance hallway a single flight staircase rises up to a galleried landing where doors lead off allowing access into all four bedrooms and the family bathroom. Bedrooms one to four are all good sized double bedrooms but the principal bedroom does have the additional benefit of it's own three piece shower en suite. To complete, a modern three piece family bathroom services the remaining three bedrooms.





## Outside

As you head outside the property benefits from ample off road parking to the front elevation, a detached double garage allows for two further parking spaces or a useful storage area. Moving into the rear you can find a private garden with large patio ideal for families and entertaining outdoors.

## Tenure & Possession

The property is freehold with vacant possession being given on completion.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Features

- Impressive four bedroom family home
- Open plan living/kitchen
- Four good sized double bedrooms
- Downstairs cloakroom & utility
- Family bathroom & master en-suite
- Delightful conservatory
- Double garage & ample parking
- Private, landscaped rear gardens
- Sough after village location
- Perfectly situated for commuters and transport links





## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01827-718021 Option 1.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

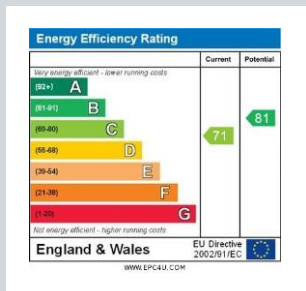
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

South Derbyshire District Council - [Tel:01283-595795](tel:01283-595795)

## Council Tax

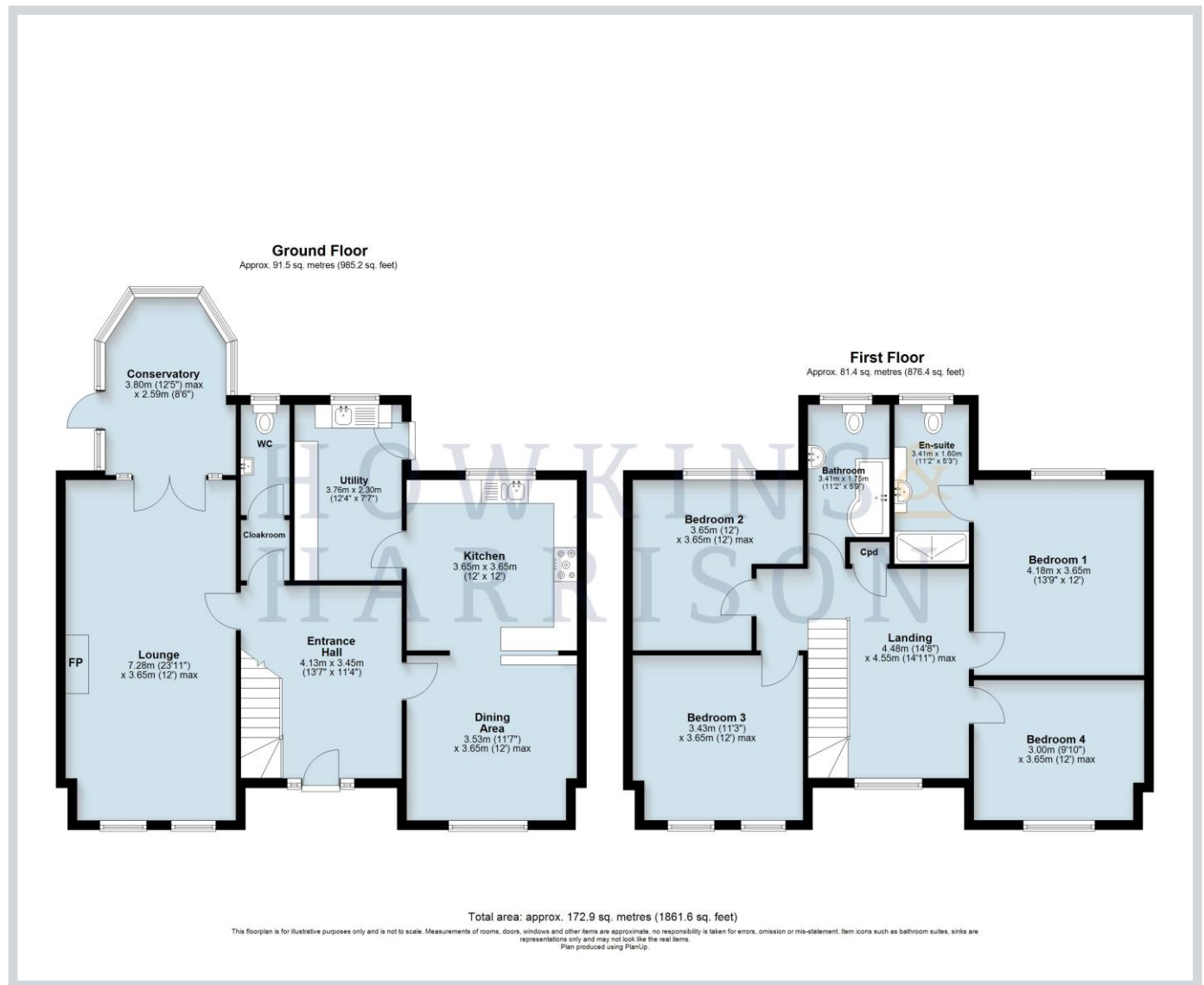
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## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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