



Nettlefold Crescent, Melbourne



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Freehold

£314,950



### Key Features

- Modernised & Refurbished Throughout
- Three Bedroom Semi-Detached
- Quiet Location
- Stylish Kitchen/Diner
- Lounge + Burning Stove
- Two Double Bedrooms + Good Size Single
- EPC rating D





Welcome to this stunning freehold property located in the heart of Melbourne. With its altered layout to suit modern day living, this home offers a truly stylish and contemporary living experience.

Step inside and be greeted by a completely modernised interior. The three good sized bedrooms provide ample space for a growing family. The stylish four-piece bathroom features a walk-in wet room shower cubicle, a feature rolltop bath, a vanity mounted hand wash basin, and a dual flush toilet.

The lounge is a cozy retreat, complete with a built-in cabinet and a feature wood burning stove, perfect for those chilly Melbourne evenings. The stylish open plan kitchen/diner is a true highlight of this home. The modern shaker style kitchen boasts a range of high-quality appliances, including a hi-level oven/grill, a combi microwave oven, a five-ring gas hob, an integrated dishwasher, and even a wine chiller. There is also ample space for an American style fridge freezer and a pantry store. The Belfast sink and oak tops add a touch of elegance to the space.

Outside, you will find landscaped gardens, perfect for enjoying outdoor living. The front of the property offers off-road parking, providing convenience and ease. The outbuildings include a garden store, a w.c, and a coal house.

This sought-after location offers an 18-minute commute into Derby city, making it ideal for professionals. It is also just a short walk into town, where you can find all the amenities you need. Families will appreciate the proximity to Melbourne Infant School, located just a stone's throw away.

Don't miss out on the opportunity to call this beautiful property your own. Contact our team today to secure your private viewing.



## ACCOMMODATION

ENTRANCE HALLWAY  
2.90x2.19

LOUNGE  
3.83 max x 3.78

KITCHEN DINER  
6.10x2.82

PANTRY  
1.11x0.90

## FIRST FLOOR ACCOMMODATION

BEDROOM ONE  
3.59x3.37+ storage

BEDROOM TWO  
3.59x2.83

BEDROOM THREE  
2.45x1.95

FOUR PIECE BATHROOM  
2.68x2.39

HOW TO GET THERE  
Postcode for sat navs: DE73 8DA

## COUNCIL TAX BAND

The property is believed to be in council tax band: B

## PLEASE NOTE

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

# Floorplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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