



Ashby Road, Melbourne



3



1



4

Freehold

£375,000



## Key Features

- Three Bedroom Semi Detached
- Prime Location close to the Town
- Lounge | Separate Dining Room
- Study + Sitting Room
- Refitted Four Piece Family Bathroom
- Three Good Sized Bedrooms
- EPC rating D





Discover this spacious and delightful three-bedroom semi-detached house, perfectly situated in the ever-popular Melbourne, Derbyshire. Ideal for families, this property sits on a generous plot with off-road parking for up to four cars and has recently approved planning permission to extend, adding a fourth bedroom and transforming the ground floor into an open-plan marvel.

Step into the bright and welcoming space of four reception rooms, including a lounge, snug sitting room, dining room, and study. The well-fitted kitchen boasts a range of modern units with ample space and plumbing for all your appliances. A ground-floor shower room adds convenience. Upstairs, three good-sized bedrooms offer comfort, while the refitted four-piece family bathroom exudes style.

The landscaped rear garden, mainly laid to lawn with a paved patio and gated access, provides a perfect sanctuary for relaxation and outdoor activities. Added appeal includes proximity to the town centre, making it convenient for shopping and dining.

This property is paired with motivated sellers and brims with potential, making it a captivating choice for any family.

Located in the heart of the ever-popular Melbourne, Derbyshire, Ashby Road offers an enviable blend of tranquil suburban living with prime accessibility. This charming town is known for its rich history and vibrant community atmosphere, providing an array of local amenities within walking distance. From independent boutiques and cafes to everyday conveniences like grocery stores and pharmacies, residents have everything they need right on their doorstep. The family-friendly nature of Melbourne cannot be overstated. The town is home to several excellent schools, making it a perfect choice for families prioritising education. Additionally, Melbourne boasts picturesque parks and recreational areas, ideal for weekend strolls, family picnics, or a bit of exercise. The local Melbourne Pool, a popular spot for leisurely walks, is just a short distance away, offering serene waterside views.

In summary, Melbourne offers a perfect balance of community spirit, modern amenities, and natural beauty, making it an ideal location for families and individuals alike. The opportunity to own a spacious, well-appointed home in such a desirable area, combined with the benefit of recent planning approvals for further expansion, makes Ashby Road a truly compelling option.

Don't miss the chance to make Ashby Road your new home! Contact our team today for more details.

#### ACCOMMODATION

#### ENTRANCE HALLWAY

SITTING ROOM  
3.56m x 3.03m

STUDY  
2.86m x 2.41m

LOUNGE  
4.75m x 3.57m

BREAKFAST KITCHEN  
4.38m x 2.25m

#### DOWNSTAIRS SHOWER ROOM

DINING ROOM / SUN ROOM  
3.27m x 3.00m

#### FIRST FLOOR ACCOMMODATION

BEDROOM ONE  
3.48m x 3.02m

BEDROOM TWO  
3.60m x 2.82m

BEDROOM THREE  
2.57m x 2.47m

#### FAMILY BATHROOM

#### COUNCIL TAX BAND:-

The property is believed to be in council tax band: 'C'

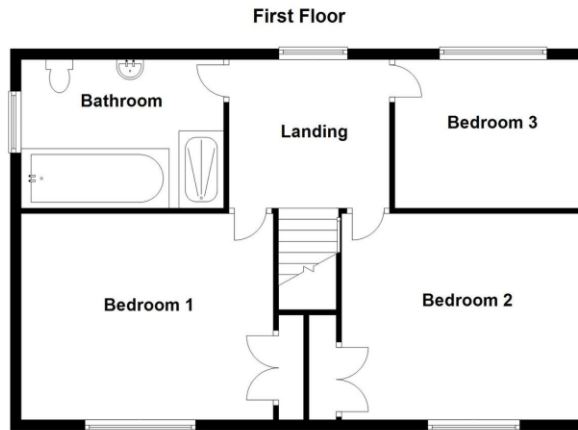
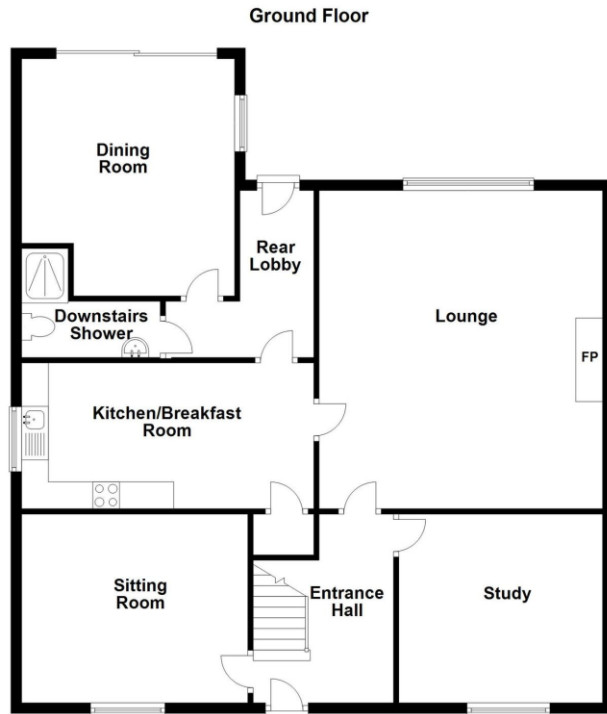
#### HOW TO GET THERE:-

Sat Nav: DE73 8ES

#### 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	61	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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