



Marlpit Road, Kings Newton,  
Melbourne



4



2



2

£450,000



### Key Features

- Four Bedroom Detached Family Home
- No Upward Chain
- Spacious Accommodation
- Lounge | Separate Dining Room
- Modern Living Kitchen + Utility Room
- Four Generous Bedrooms
- EPC rating U





Introducing an exquisite Charles Church detached home, nestled in the serene hamlet of Kings Newton on the fringe of Melbourne, a historic market town in Derbyshire. The area is known for its idyllic countryside views, providing residents with a peaceful and tranquil living environment. Despite its rural setting, Kings Newton is conveniently located near key transport routes, offering easy access to nearby cities like Derby and Nottingham, making it an ideal location for commuters looking to escape the bustle of urban life. This beautifully presented property boasts spacious and versatile accommodation, ideal for family living.

Upon entering, you are welcomed by a bright hallway leading to a modern, cosy lounge and a separate elegant dining room. The heart of this home, an expansive kitchen/diner, equipped with shaker-style base and drawer units, rolled edge worktops, an inset double oven/grill, four ring gas hob, and an extractor hood. It also features an integral dishwasher, fridge freezer and ample space for entertaining, with French doors overlooking the garden. An adjoining utility room offers additional storage and convenience and a cloakroom/W.C completes the ground floor.

The first floor hosts four generously sized bedrooms, including a master bedroom with an en-suite shower room and fitted storage. A stylish family bathroom serves the remaining bedrooms.

Externally, the landscaped garden provides a tranquil retreat with a neatly laid lawn and a paved patio perfect for outdoor dining. The property also benefits from a detached single garage and off-road parking for two cars.

Melbourne itself boasts a rich heritage with an array of historical landmarks, including the striking Melbourne Hall and the beautiful Melbourne Pool. This heritage is complemented by a thriving community spirit and a variety of local amenities. Residents can enjoy a range of independent shops, cosy cafes, and traditional pubs, all of which contribute to the unique charm and character of the area. Furthermore, Melbourne hosts regular farmers' markets and community events, fostering a vibrant local culture that new homeowners are sure to appreciate.

For families, the area is well-served by quality educational institutions. Melbourne Junior School and Chellaston Academy are both easily accessible and renowned for their excellent standards of education and supportive community environments. The availability of well-regarded schools within the vicinity is a significant advantage for families considering a move to Kings Newton, providing peace of mind regarding their children's educational prospects.

Don't miss out on this opportunity! Schedule a viewing today by calling our Melbourne team to speak with a member of our friendly team.

#### ACCOMMODATION

#### ENTRANCE HALLWAY

LOUNGE  
4.02 x 3.28

SEPARATE DINING ROOM  
3.28 x 2.96

KITCHEN/DINER  
6.21 x 2.91

#### UTILITY ROOM

CLOAKROOM/W.C.

#### FIRST FLOOR ACCOMMODATION

BEDROOM ONE  
3.96 x 3.51

EN-SUITE SHOWER ROOM  
1.66 x 1.15

BEDROOM TWO  
3.48 x 2.60

BEDROOM THREE  
2.96 x 2.75

BEDROOM FOUR  
2.49 x 2.34

FAMILY BATHROOM  
2.50 x 1.96

#### DETACHED SINGLE GARAGE

#### COUNCIL TAX BAND:-

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

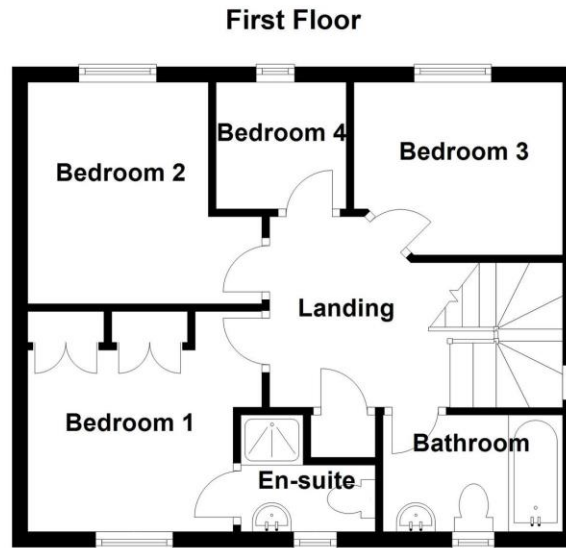
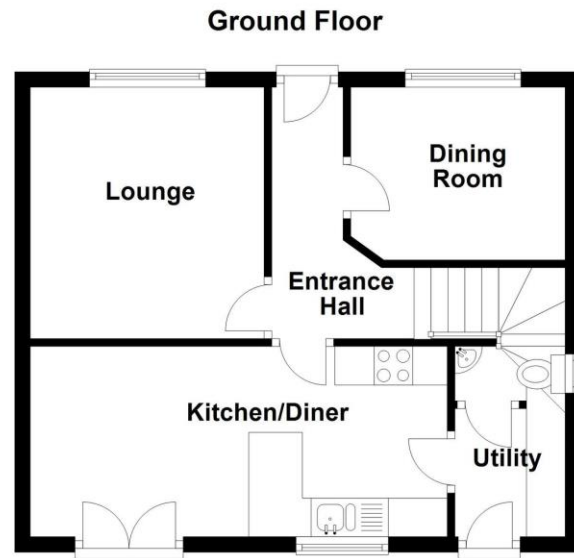
#### HOW TO GET THERE:-

Postcode for sat navs: DE73 8JY

#### 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



Newton Fallowell Ashby-de-la-Zouch and Melbourne

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