



Stafford Close, Melbourne

 3  2  1

Freehold

£395,000



Key Features

- Three-Bedroom Detached Home
- Crafted by Miller Homes
- Featuring Stylish Decor and Modern Comforts
- Snug Lounge
- Stylish Kitchen/Diner
- Three Bedrooms + En-Suite
- EPC rating B





Nestled in a sought-after neighbourhood, Stafford Close is a captivating three-bedroom detached home, crafted by the renowned Miller Homes. Immaculately presented with stylish decor and a host of luxury extras, this home promises modern comfort and elegance throughout.

The ground floor welcomes you with a snug lounge bathed in natural light, creating a welcoming space for relaxation. Admire the durable washed oak Karndean flooring that seamlessly flows into the stunning kitchen/diner. Outfitted with sleek cabinets and high-end appliances including a fridge freezer, washer, dishwasher, high-level oven/grill, and induction hob, it's a culinary delight! From the dining area, French doors open to a beautifully landscaped south-westerly garden—a perfect setting for al fresco dining.

Upstairs, three generously sized bedrooms await, with bedrooms one and two offering extensive fitted storage. The master suite is complemented by an en-suite with a double shower cubicle. An additional family bathroom features electric shower conveniences.

Notable exterior features include a low-maintenance front garden adorned with decorative gravel, a box hedge, and a mature tree. Benefit from the ample off-road parking for up to three cars and a detached single garage with a electric 'up and over' door. The rear garden, complete with extensive paved patio and mature trees, ensures privacy for your outdoor oasis.

Offering both comfort and style, this home is an exceptional find. Contact our Melbourne team today to arrange a viewing and experience its charm first-hand.

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.

ACCOMMODATION

ENTRANCE HALLWAY
4.95m x 1.01m (16'2" x 3'4")

CLOAKROOM/W.C.

LOUNGE
4.65m x 3.12m (15'4" x 10'2")

STYLISH KITCHEN DINER
5.26m x 3.47m (17'4" x 11'5")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE
3.59m x 3.38m (11'10" x 11'1")

ENSUITE SHOWER ROOM
2.25m x 1.56m (7'5" x 5'1")

BEDROOM TWO
3.21m x 2.83m (10'6" x 9'4")

BEDROOM THREE
2.83m x 1.96m (9'4" x 6'5")

BATHROOM
2.04m x 1.9m (6'8" x 6'2")

SINGLE GARAGE
6.04m x 3.06m (19'10" x 10'0")

SERVICE CHARGE:-

There is an annual service charge of £227.98. This is taken 6 monthly in advance of £113.99

COUNCIL TAX BAND:-

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

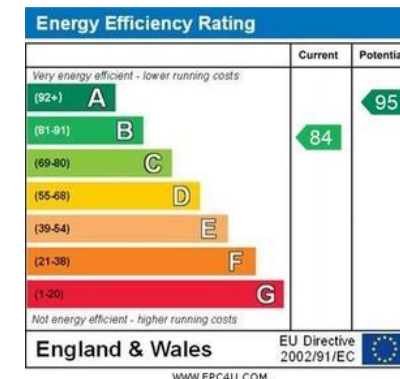
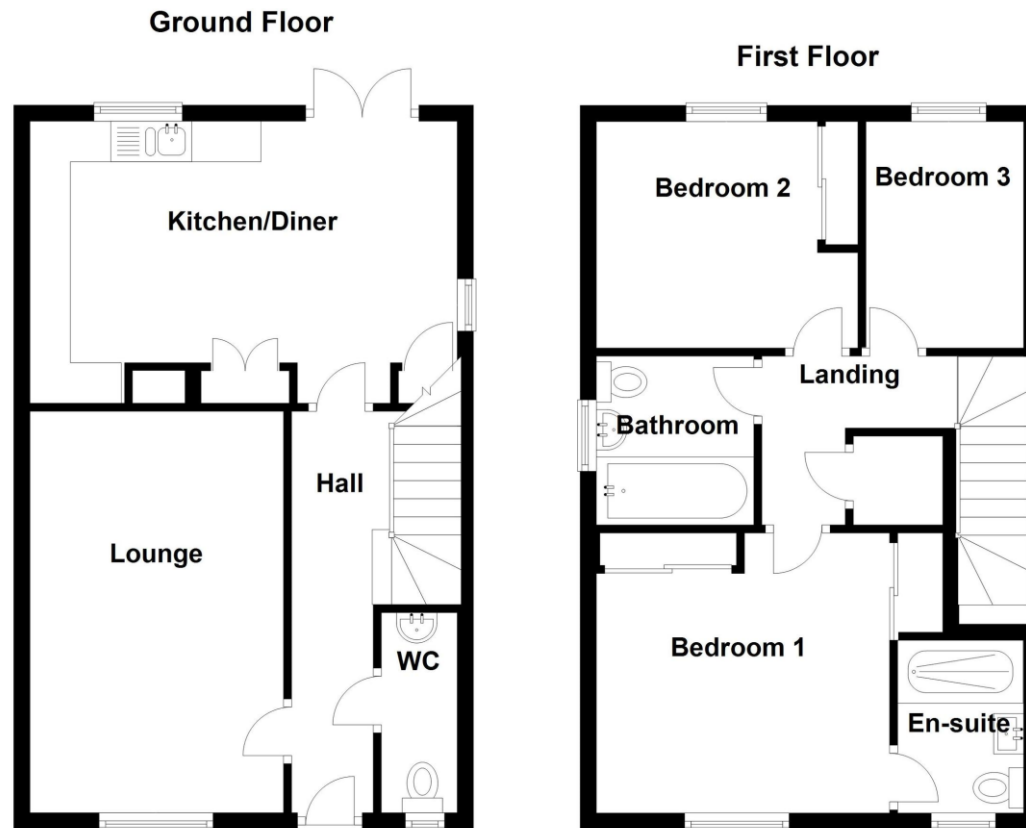
HOW TO GET THERE:-

Postcode for sat navs: DE73 8LD

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



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