



High Street, Melbourne



3



1



1

£250,000



Key Features

- Three Storey Three Bed Mid-Terraced
- Open Plan 22ft Dining Kitchen
- Superb Kitchen with Handmade Units
- Cellar - Utility Room
- Top Floor Spacious Master Bedroom
- At The Heart Of Melbourne Village
- EPC rating D
- Freehold





Conveniently located in the heart of Melbourne, this charming period mid-terrace cottage offers versatile accommodation spread over three levels, as well as providing a very useful cellar-utility room. It is a three bedroom three-storey home on the High Street. On the ground floor you will find a beamed open-plan living room or dining room leading into a kitchen with handmade units and an integrated dishwasher. The first floor has a good sized lounge or bedroom two with a further bedroom and a modern three piece family bathroom. On the top floor there is a spacious master bedroom measuring over 22ft in length. Outside is a enclosed courtyard area ideal for entertaining. OFFERING NO UPWARD CHAIN! We anticipate a great deal of interest in this spacious living accommodation which teams tradition with comfort and space. Call our Melbourne office today - 01332 865696.

MELBOURNE - THE LOCATION

The small Georgian village of Melbourne is set in the beautiful rural landscape of southern Derbyshire. The new Melbourne Sports Park includes a range of facilities. There is even a local monthly newspaper, the Melbourne Village Voice. With a wide range of independent shops, cafes, pubs and restaurants, as well as a Sainsbury's supermarket, Melbourne is an attractive flourishing village. The property also benefits from excellent transport links with easy access to the M1 motorway and the A50 linking to the M6 as well as mainline train stations including the East Midlands Parkway, making it a perfect home base for commuters. There is a good selection of primary and secondary schools in the area. Local attractions include the National Trust's Calke

Abbey, Staunton Harold reservoir, the National Forest's Conkers as well as Melbourne Hall and Melbourne Assembly Rooms. No wonder The Times described Melbourne as one of the best places to live in the UK in 2023.

ACCOMMODATION IN DETAIL

OPEN PLAN DINING KITCHEN 6.78 x 3.25

The timber front door opens into a spacious open plan room. With its original beams, the 22ft ground floor provides a comfortable living area leading on to a superb kitchen with a range of Farrow and Ball painted handmade wall, base and drawer units. There is also an open fireplace in this room, suitable for a wood burner. At the front of the room, subtle downlights illuminate the recessed storage shelving, while there are also stylish wall lights above the long radiator. There is a diamond leaded window to the front of the room and a charming small leaded window to the staircase. The oak floor leads to a stone slabbed kitchen. The kitchen has roll-edge worktops, an inset Belfast sink with mixer taps, tiled splashbacks, an inset CDA five ring gas burner, integrated stainless steel electric oven and dishwasher as well as overhead extractor chimney with spotlights and downlights.

CELLAR/UTILITY ROOM 3.12 x 2.64

An oak door leads down to a cellar with timber clad walls, beamed ceilings, fitted cupboards, a fitted work surface and plumbing for a washing machine. This room could offer extra storage space, a laundry area or even a gym.



FIRST FLOOR ACCOMMODATION

LANDING

The courtyard is overlooked by two windows at the top of the stairs with the landing leading to the family bathroom and two bedrooms.

LOUNGE/BEDROOM TWO 3.53 x 3.25

The focal point of this spacious room is the period cast iron fireplace with a decorative wood surround. There is a central heating radiator, TV aerial point, coving to the ceiling and a large UPVC double glazed window to the front elevation.

BEDROOM THREE/OFFICE 3.23 x 2.31

Overlooking the High Street, this room has a central heating radiator, telephone point and diamond leaded window.

BATHROOM

The spacious wash basin inset into a large wooden vanity unit with matching mirrored storage above complements the wooden floor of the bathroom. There is a panelled bath and electric shower over, shower screen, chrome heated towel rail, low level wc and opaque rear window.



SECOND FLOOR ACCOMMODATION

BEDROOM ONE 6.71x 3.23

The piece de resistance is the 22ft master bedroom on the top floor, with three wall lights and two attractive overhead feature lights. There is more than enough space to make it an oasis of seclusion to savour. With a TV aerial point, recessed storage shelving and a large airing cupboard housing the hot water cylinder, boiler and additional shelving. Further storage is provided in the loft which is accessed through a hatch with a fixed retractable ladder. Traditional windows overlook the front and the rear of the property.

OUTSIDE

COURTYARD GARDEN

To the rear is a paved courtyard garden area belonging to the property.

AND FINALLY...

COUNCIL TAX BAND:

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

HOW TO GET THERE:

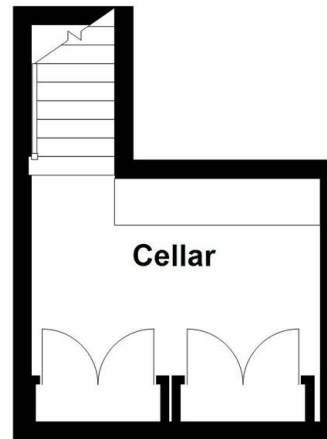
Postcode for sat navs: DE73 8GJ

PLEASE NOTE:

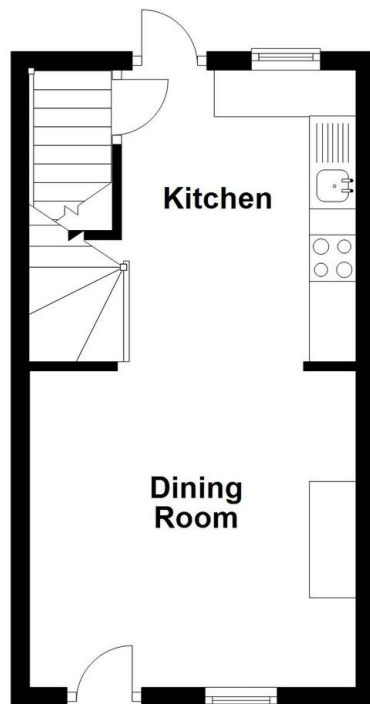
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.



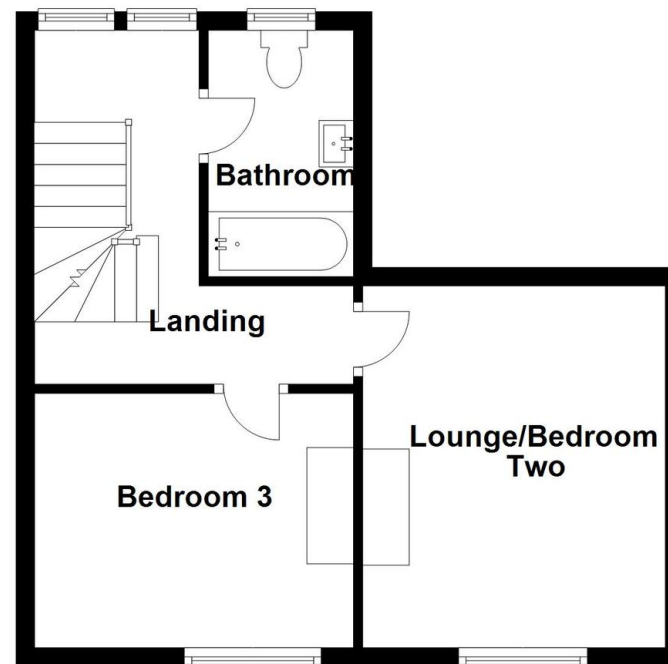
Cellar



Ground Floor



First Floor



Second Floor

