



Hope Street, Melbourne



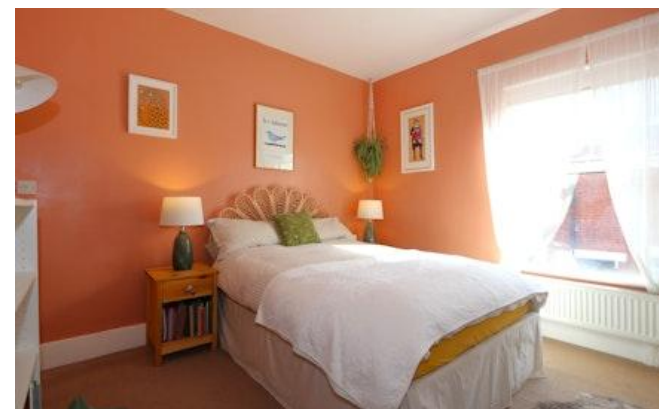
Freehold

£235,000



Key Features

- Charming Two-bedroom Victorian terrace in Melbourne
- Classic Character and Modern Comforts
- Snug Lounge with a Cast Iron Stove
- Modern Breakfast Kitchen with Integrated Appliances
- Utility Room and Ground Floor W.C.
- Two Generously Sized Bedrooms
- EPC rating U





Welcome to Hope Street, a charming two-bedroom Victorian terrace nestled in the idyllic setting of Melbourne, Derbyshire. This home perfectly blends classic character with modern comforts, offering an inviting space for you and your family.

Step inside to a snug lounge adorned with a cast iron stove on a raised tiled hearth, providing warmth and charm. The modern breakfast kitchen is a chef's delight, featuring sleek cabinets, an inset sink with a stylish mixer tap, and integrated appliances including a gas hob and extractor hood. The added breakfast bar is perfect for casual dining. A handy utility room, equipped with additional storage and plumbing for a washing machine, together with a convenient ground floor cloakroom, enhances the functionality of this home.

Upstairs, discover two generously proportioned bedrooms, the master boasting a decorative cast iron fireplace. The bathroom is elegantly appointed with a panelled bath, wall-mounted shower, and chic chrome fixtures.

The tranquil garden, enclosed by mature hedges and fencing, is primarily laid to lawn with a paved patio, ideal for alfresco dining. A brick-built outbuilding is perfect for storing gardening essentials.

Don't miss this opportunity to own a beautifully modernised home with enduring Victorian allure. Arrange your viewing today with our Melbourne team.

Melbourne is a picturesque market town nestled in the South Derbyshire region of England, known for its charming character and vibrant community spirit. The town boasts a rich historical heritage, exemplified by its beautifully preserved Georgian and Victorian architecture. Melbourne is a haven for history enthusiasts and nature lovers alike, offering an intriguing mix of cultural attractions and scenic walking trails. Its well-established amenities, such as boutique shops, cafes, and local pubs, provide a cosy small-town feel while still being conveniently close to the bustling city of Derby.

Education is a significant draw for families considering a move to Melbourne. The town and surrounding areas are home to a selection of well-regarded schools, catering to a range of ages and educational needs. The commitment to nurturing young minds is evident in the quality of teaching and the extensive extracurricular activities available. Additionally, Melbourne's close proximity to both Nottingham and Leicester offers access to several universities and higher education institutions.

For those who value community engagements and outdoor activities, Melbourne provides numerous opportunities. The town is renowned for its annual arts and flower festival, bringing together residents and visitors in a vibrant celebration of creativity and blooms. The adjacent Melbourne Pool offers peaceful surroundings for a leisurely stroll or a spot of bird watching, providing a respite from the day-to-day hustle. Additionally, the nearby Melbourne Hall and Gardens, once home to Victorian Prime Minister Lord Melbourne, is a splendid place to explore local history in a beautiful setting.



ACCOMMODATION

LOUNGE
3.51m x 3.35m (11'6" x 11'0")

KITCHEN/DINER
4.32m x 3.51m (14'2" x 11'6")

UTILITY ROOM
2.24m x 1.98m (7'4" x 6'6")

CLOAKROOM/W.C.
1.57m x 1.42m (5'2" x 4'8")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE
3.51m x 3.35m (11'6" x 11'0")

BEDROOM TWO
3.35m x 2.54m (11'0" x 8'4")

THREE-PIECE BATHROOM
2.34m x 1.98m (7'8" x 6'6")

COUNCIL TAX BAND:-

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

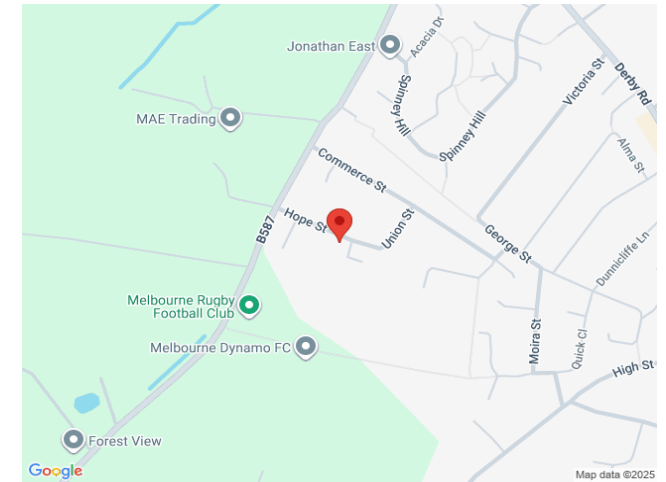
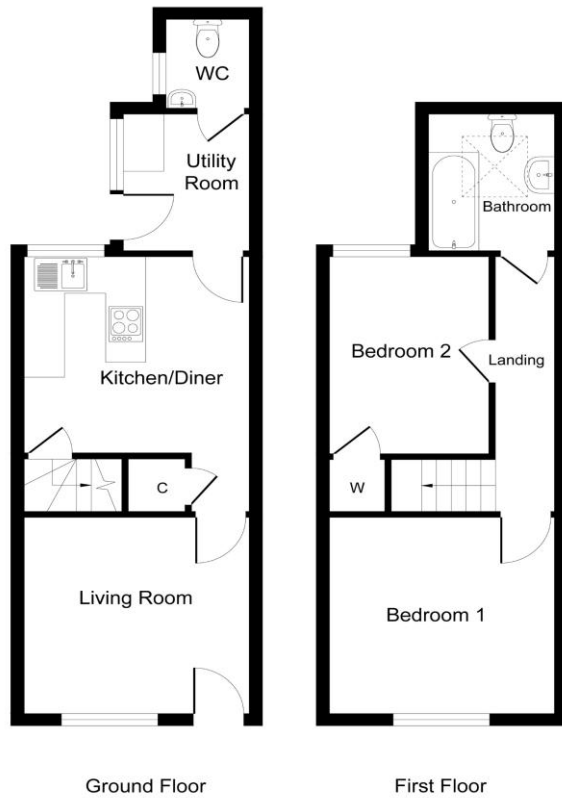
HOW TO GET THERE:-

Postcode for sat navs: DE73 8FX

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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