



North Street, Melbourne



4



2



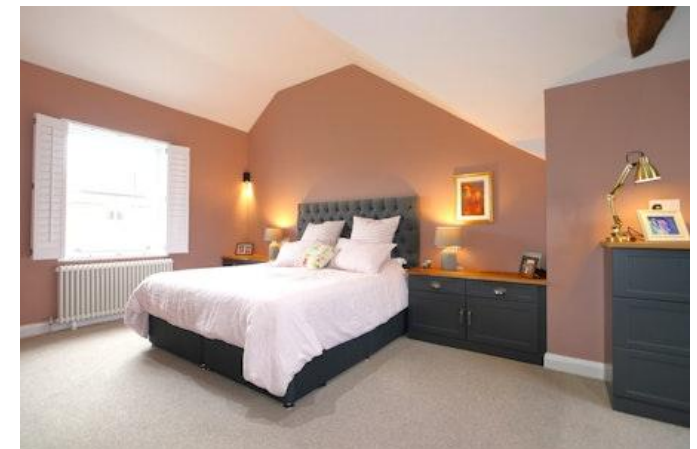
3

£725,000



Key Features

- Enchanting Four Bedroom Period Property
- Blending Timeless Charm with Modern Elegance
- Features Multiple Reception Areas, including a Snug Lounge, Spacious Family Room and Living Kitchen
- Extended Kitchen with Shaker Cabinets + High-End Appliances
- 23ft Master Suite + En-Suite
- Three Further Generous Bedrooms
- EPC rating U





Experience quintessential British charm combined with modern elegance at North Street, Melbourne. Nestled along one of Derbyshire's most revered streets, this enchanting period property, built in 1852, masterfully blends timeless character with contemporary comforts. Step into a world of inviting warmth within the lush privacy of mature hedges and gated access.

The home's heart beats with the glow of a snug lounge, featuring oak-finished flooring and an exposed brick chimney, complete with a wood-burning stove for those cosy winter evenings. The family room, perfect for lively gatherings, boasts quarry-tiled flooring and a striking stone fireplace. Culinary enthusiasts will adore the extended living kitchen, adorned with chic shaker cabinets, oak worktops, and high-end appliances, leading out through French doors to a breath-taking westerly garden.

Upstairs, the master suite is a tranquil retreat, offering finely crafted storage and a luxurious four-piece en-suite. Additional bedrooms provide ample space, comfort, and style all serviced with a contemporary three-piece family bathroom. Outside, the property continues to impress with a charming wild-flowered front garden and a beautifully landscaped rear sanctuary, complete with a paved patio, vegetable plot, and a spacious garage.

This once-in-a-lifetime opportunity beckons you to become part of Melbourne's rich tapestry of history and elegance. Don't miss your chance to make this dream home yours. Contact our Melbourne team for a private viewing.

Melbourne, located in Derbyshire near the DE73 8FZ area, is a charming village known for its rich history and vibrant community spirit. It is well-regarded for its idyllic setting, surrounded by the beautiful Derbyshire countryside, providing a perfect blend of rural tranquillity and accessible urban amenities. The village centre is home to Melbourne Hall, a historic landmark that attracts visitors with its beautiful gardens and historic architecture. Melbourne is an excellent location for those looking to enjoy the peace of a village atmosphere while being close to the hustle and bustle of Derby's city centre.

The area is well-served by local schools and educational institutions, making it an ideal spot for families. Several highly regarded primary and secondary schools are within easy reach, providing residents with excellent educational opportunities. Additionally, the surrounding area offers numerous leisure facilities and recreational opportunities, including picturesque walking and cycling routes in the nearby countryside, making it perfect for outdoor enthusiasts.

Transport connections are another key selling point for Melbourne. The village benefits from good road links, with the A50 and A42 providing easy access to major cities such as Derby, Birmingham, and Nottingham. Public transport options include regular bus services to and from the village, ensuring convenience for those needing to commute or travel frequently. This connectivity ensures that residents can enjoy the tranquillity of village life without sacrificing accessibility to wider regional destinations.

Melbourne offers a thriving local community atmosphere, marked by a variety of independent shops, cafes, and restaurants. The local market and community events add to the village's charm, providing residents with a strong sense of community and belonging. The village also hosts a range of cultural and social events throughout the year, fostering a vibrant and engaging lifestyle for its residents. This makes Melbourne an appealing

choice for those seeking a friendly and active community environment.

Overall, Melbourne presents an appealing blend of peaceful rural surroundings and convenient urban connections, making it a desirable place for those seeking a balanced lifestyle. With its strong local community, excellent amenities, and charming historic character, Melbourne stands out as an attractive place to call home.

ACCOMMODATION

ENTRANCE HALLWAY 1.83m x 1.38m (6'0" x 4'6")

SNUG 3.67m x 3.34m (12'0" x 11'0")

FAMILY ROOM 5.74m x 3.42m (18'10" x 11'2")

LIVING KITCHEN 7.83m x 3.71m (25'8" x 12'2")

BOOT ROOM 2.03m x 1.7m (6'8" x 5'7")

CLOAKROOM/W.C. 1.72m x 1.05m (5'7" x 3'5")

BOILER ROOM 1.58m x 0.96m (5'2" x 3'1")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 7.07m x 3.8m (23'2" x 12'6")

FOUR-PIECE EN-SUITE 3.44m x 1.85m (11'4" x 6'1")

BEDROOM TWO 3.67m x 3.33m (12'0" x 10'11")

BEDROOM THREE 3.66m x 3.15m (12'0" x 10'4")

BEDROOM FOUR 3.84m x 1.98m (12'7" x 6'6")

FAMILY BATHROOM 2.75m x 2.28m (9'0" x 7'6")

OVERSIZED SINGLE GARAGE 5m x 3.22m (16'5" x 10'7")

COUNCIL TAX BAND:-

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

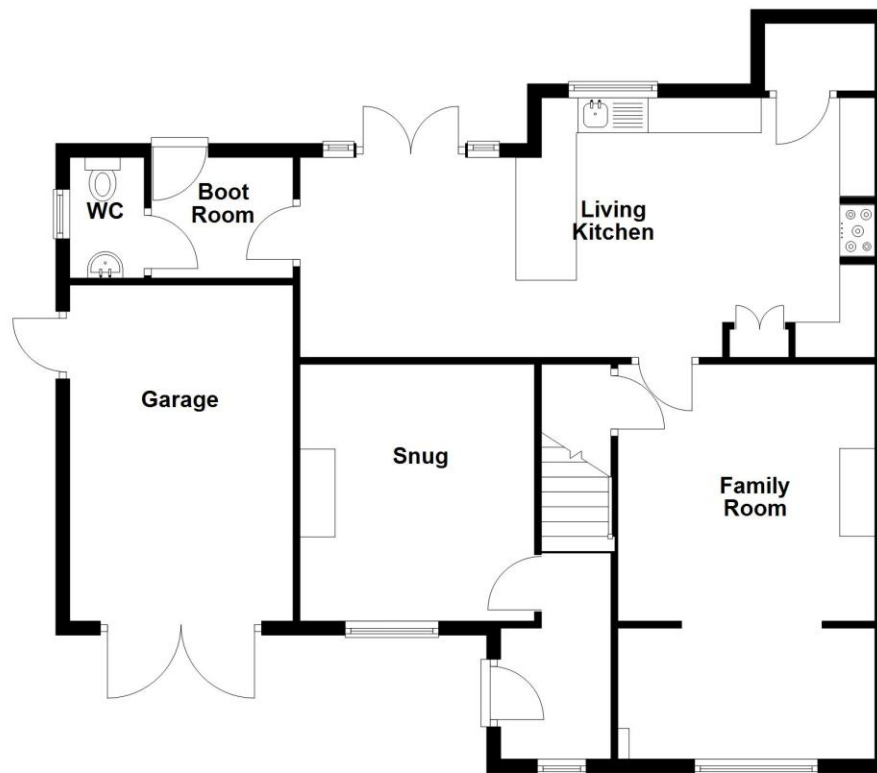
HOW TO GET THERE:-

Postcode for sat navs: DE73 8FZ

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.

Ground Floor



First Floor

