



Marlpit Road, Melbourne



3



2



1

£300,000



Key Features

- Charming Three Bedroom Semi-Detached Home
- Sought-After Development by Charles Church Homes
- Spacious Lounge
- Contemporary Kitchen Diner with Integrated Appliances
- Three Bedrooms
- Fitted Wardrobes and Luxurious En-Suite
- EPC rating B
- Freehold





Welcome to Marlpit Road, a charming semi-detached home nestled in the sought-after Charles Church development in Melbourne, Derbyshire. This delightful property boasts modern elegance and offers ample living space perfect for growing families or anyone seeking a stylish retreat.

As you step inside, you're greeted by a welcoming entrance hallway with easy access to the spacious lounge, where sunlight floods through two large windows, creating a warm and inviting atmosphere. The contemporary kitchen diner is a chef's dream, featuring sleek cabinets, integrated appliances and adjoining dining area, accented by a breakfast bar, opens effortlessly onto the rear garden through French doors.

Upstairs, discover three well-appointed bedrooms, including a generously-sized master bedroom with a fitted wardrobe and a luxurious en-suite showcasing a walk-in double shower. A chic family bathroom completes this floor.

Outside, enjoy a beautifully landscaped garden perfect for relaxation and entertaining, along with a block-paved driveway and convenient gated carport. Don't miss your chance to call this exceptional property home. Contact our Melbourne team today to arrange a viewing!

Nestled in the charming town of Melbourne, Derbyshire, this property occupies an enviable position that offers an ideal blend of rural tranquility and accessible urban convenience. Melbourne is renowned for its picturesque scenery, historic charm, and vibrant community spirit. As a resident, you will find yourself surrounded by beautiful countryside, perfect for walking, cycling, and other outdoor pursuits. Furthermore, the historic Melbourne Hall and Gardens provides a stunning local landmark to explore.

Just a short drive from Derby, the property benefits from excellent transport links, making it a practical choice for commuters. Regular bus services and nearby access to the A50 and M1 motorways streamline travel to nearby cities, including Nottingham, Derby, and Leicester. This connectivity ensures you can enjoy a peaceful village lifestyle without sacrificing accessibility to England's bustling business and entertainment hubs.

Schooling is a key feature in Melbourne, with the area boasting a range of high-quality educational institutions. Families will appreciate the proximity to Melbourne Infant and Junior Schools, both of which are rated highly, as well as the nearby Chellaston Academy for older pupils. These excellent educational opportunities make the area particularly appealing to families.

The local amenities in Melbourne offer everything you could need, from delightful independent shops and cafes to more substantial grocery stores. There's a strong sense of community here, bolstered by numerous clubs and activities for all ages. Regular local events and farmers' markets help create a dynamic and close-knit community environment.

ACCOMMODATION

ENTRANCE HALLWAY 1.35m x 1.19m (4'5" x 3'11")

CLOAKROOM/W.C. 1.7m x 0.93m (5'7" x 3'1")

LOUNGE 5.24m x 3.69m (17'2" x 12'1")

KITCHEN/DINER 4.67m x 2.67m (15'4" x 8'10")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.79m x 3.69m (12'5" x 12'1")

EN-SUITE SHOWER 1.9m x 1.6m (6'2" x 5'2")

BEDROOM TWO 2.82m x 2.29m (9'4" x 7'6")

BEDROOM THREE 2.3m x 1.78m (7'6" x 5'10")

FAMILY BATHROOM 1.84m x 1.78m (6'0" x 5'10")

COUNCIL TAX BAND:-

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

HOW TO GET THERE:-

Postcode for sat navs: DE73 8DY

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.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		