



MOUNT COURT

COMMERCE STREET | MELBOURNE | DERBYSHIRE

A COLLECTION OF PRESTIGIOUS DETACHED HOMES



ALL ENQUIRIES: ASHLEY ADAMS ESTATE AGENTS

01332 865 568 | melbourneinfo@ashleyadams.co.uk



WELCOME TO MOUNT COURT



Mount Court is an exclusive development of four prestigious five and six bedroom substantial detached family homes, situated in a courtyard setting adjoining Commerce Street in the desirable town of Melbourne and nestled in the South Derbyshire countryside.

Traditionally designed and built to the highest standards, these superb dwellings are classically styled outside and excellently appointed inside. They offer the best of modern living with contemporary yet timeless interiors with the showhouse interior designed in collaboration with Agnes Daku Interiors. The properties have a superb specification providing exemplary convenience and comfort.

Melbourne enjoys a high standard of amenities including the Sainsburys store, Post Office, doctor and dentist surgeries and a wide range of quality public houses and restaurants, whilst being well placed for the commuter with East Midlands airport, Parkway railway station and major link roads close by.

Whether just setting out on your journey, building your career or raising a family, you will discover a wonderful lifestyle here.



SPECIFICATION

KEY FEATURES

- Energy efficient gas central heating with thermostatically controlled radiators
- Feature floors with underfloor heating to ground floors
- Double glazed BSEN Standard UPVC flush casement windows
- Aluminium Bifold/French doors as appropriate
- TV, telephone points and downlights to specified rooms
- Emulsion paint finish to walls and ceilings throughout
- Bespoke entrance doors fitted with 5 lever mortice deadlocks
- Internal timber doors with brushed steel door furniture
- Smoke detectors
- 10 year ICW Warranty

KITCHEN/UTILITY

- Professionally designed kitchen/utility door choice (subject to time of reservation)
- Feature worktops with upstands
- Designer undermounted sink with monobloc modern mixer taps
- Induction hob, with self-circulating extraction unit
- Integrated double oven, microwave, dishwasher & fridge freezer
- Integrated wine cooler (available as optional extra)
- Plumbing for washer/dryer
(integrated appliances available as optional extras)

BATHROOMS/ENSUITES

- Full contemporary white bathroom suite with vanity units and concealed cisterns
- Chrome fittings and chrome dual fuel heated towel rail
- Electric underfloor heating (available as optional extra subject to time of reservation)
- Feature wall and floor tiles

EXTERNAL FINISHES

- Paved patio area to rear garden with landscaping and lighting (available as optional extra)
- Lighting to front of properties and power socket
- Outside tap
- Car chargers
- Lighting and power to garages
- Remote control garage doors (available as optional extra)





LOCATION: COMMERCE STREET, MELBOURNE, DERBYSHIRE DE73 8FT

Perfectly placed, Melbourne is within easy commuting distance of Derby city centre (8 miles) and Nottingham city centre (21 miles), both of which offer a wide range of shops, leisure, and dining facilities. Within the local vicinity, Melbourne has a selection of shopping and dining facilities, with primary and junior schools located in the town and a secondary school approximately 4 miles away. Melbourne is a market town and civil parish in South Derbyshire and Melbourne Parish Church which dates from around 1102, is one of five in the town. The town and the parish church are also recorded in the Domesday Book 1086 with the village named as Mileburne meaning mill stream.

Melbourne Hall was originally the rectory house for the Bishop of Carlisle and the Hall gardens were laid out with the assistance of royal gardeners in 1704. The Thomas Cook Memorial Cottages in High Street were built in 1890-91 by Thomas Cook who started popular travel in England. Cook was born in Melbourne in 1808 though his birthplace was demolished in 1968. The cottages still provide accommodation for some of Melbourne's senior citizens. Melbourne Market Place is the location of the town's main shops, including the market cross built in 1889, to which a shelter was added in 1953, making it a natural gathering place currently used as Melbourne's primary public transport stop.

Travel links could not be easier, with the M1 and A42 junctions approximately 10 minutes' drive away. When it's more convenient to jump on the bus, there are regular bus services running through to Derby and Burton upon Trent city centres. The nearest train station is at East Midlands Parkway or Derby with direct lines into London. When it's time to fly, East Midlands Airport, with its range of mainland Europe and worldwide destinations, is approximately 4 miles away by car.

ALL ENQUIRIES: ASHLEY ADAMS ESTATE AGENTS

01332 865 568 | melbourneinfo@ashleyadams.co.uk



IMPORTANT NOTICE: Ashley Adams and any Joint Agents give notice that: The particulars are produced in good faith are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Ashley Adams has any authority to make or give representation or warranty on any property.

Money Laundering – Under the protections against Money Laundering and the proceeds of crime act 2002, Ashley Adams and the developer's Coreten Limited, require successful purchasers proceeding with a purchase to provide two forms of identification ie. passport, photocard driving licence and recent utility bill. This evidence will be required prior to Ashley Adams instructing solicitors in the purchase or the sale of a property.

Coreten Limited policy is one of continuous development and improvement. We therefore reserve the right to amend the specification and layout of these properties without prior notice. All dimensions, descriptions, references to conditions for use and occupation and other details are given in good faith and are believed to be correct as at the date of publication. Contents do not form part or constitute representation or warranty or any part of the contract. Purchasers must rely on their own enquiries and satisfy themselves by inspection or otherwise to the correctness of each item, sizes and specification may change during construction.





MOUNT COURT

COMMERCE STREET | MELBOURNE | DERBYSHIRE

Perfectly positioned in a private courtyard setting,
Mount Court seamlessly slots into its surroundings.



PLOT 1

Plan not to scale, for illustration purposes only and should not be relied upon as being factually accurate or an exact presentation.

PLOT 4

ALL ENQUIRIES: ASHLEY ADAMS ESTATE AGENTS
01332 865 568 | melbourneinfo@ashleyadams.co.uk



— PLOT 1 —

MOUNT COURT

COMMERCE STREET | MELBOURNE | DERBYSHIRE

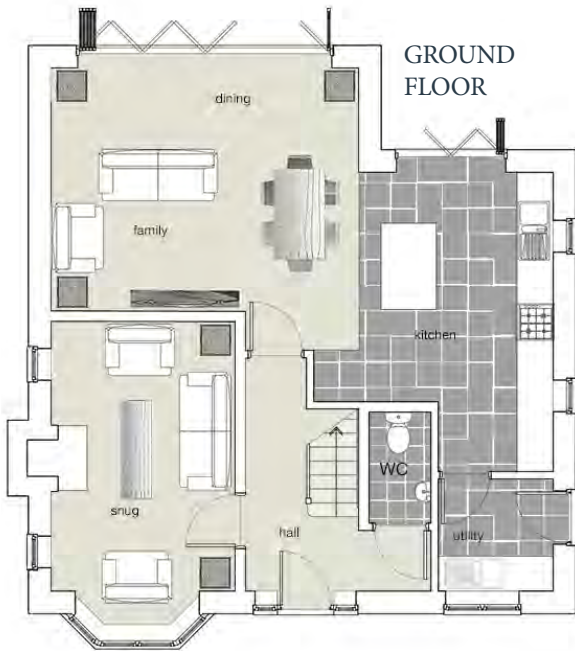


5 BEDROOMS

— PLOT 1 —

MOUNT COURT

COMMERCE STREET | MELBOURNE | DERBYSHIRE



GROUND FLOOR

Snug	4.37m x 3.00m
Family/dining	5.31m x 3.93m
Kitchen	3.72m x 2.81m
Utility	1.86m x 1.82m
Total	64.80m ²

FIRST FLOOR

Bedroom 1	6.78m x 2.98m
Bedroom 2	3.55m x 3.94m (max)
Bedroom 3	3.23m x 3.06m
Total	63.51m ²

SECOND FLOOR

Bedroom 4	5.09m x 3.00m (restricted headroom)
Bedroom 5	5.09m x 3.06m (restricted headroom)
Total	47.57m ²

TOTAL 175.88m²

Illustrations for identification purposes only, measurements are approximate, not to scale.



— PLOT 1 —

MOUNT COURT

SPECIFICATION

KITCHEN/UTILITY

- Professionally designed kitchen/utility
- Quartz worktops with upstands
- Undermounted sink with monoblock taps
- Induction Hob with self-circulating extraction unit
- Integrated double oven, microwave, dishwasher and fridge freezer
- Integrated wine cooler
- Integrated washing machine
- Porcelanosa floor tiles

BATHROOMS/ENSUITES

- Designer sanitary ware with vanity units and concealed cisterns
- Chrome monoblock taps
- Chrome thermostatic showers
- Chrome dual fuel heated towel rails
- Shaver points
- Porcelanosa wall tiles
- Porcelanosa floor tiles
- Electric underfloor heating to bathrooms/ensuites

ELECTRICAL

- Downlights to specified rooms
- TV and telephone points
- Smoke detectors to Kitchen/Utility, Hall and Landings
- Fully fitted alarm system
- Car charging points
- Solar Panels

MECHANICAL

- Energy efficient gas central heating throughout
- Thermostatically controlled radiators
- Underfloor heating to ground floor

INTERIOR FINISHES

- Emulsion paint finish to walls and ceilings throughout
- Internal timber doors with brushed steel door furniture
- Carpet to non-tiled or wood floor areas
- Fitted wardrobes to bedrooms
- Oak / glass stairs

EXTERIOR FINISHES

- Double glazed BS Standard UPVC flush casement windows
- Aluminium Bifold/French doors as appropriate
- Bespoke entrance doors fitted with 5 lever mortice deadlocks
- Remote control garage doors (available as optional extra)
- Tiled patio areas
- Outside tap and electrical socket
- Landscaped rear garden with lighting
- Close boarded fencing and brick pillars to boundaries



— PLOT 2 —

MOUNT COURT

COMMERCE STREET | MELBOURNE | DERBYSHIRE



5 BEDROOMS

PLOT 2

MOUNT COURT

COMMERCE STREET | MELBOURNE | DERBYSHIRE

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Lounge	5.78m x 4.25m (max)
Kitchen/Breakfast	5.18m x 3.52m (max)
Family	2.83m x 2.33m
Utility	2.38m x 1.93m
Garden Room	3.60m x 3.06m
Total	76.03m ²

FIRST FLOOR

Master Bedroom	4.50m x 3.51m
Bedroom 2	3.50m x 3.50m (max)
Bedroom 3	2.91m x 3.80m (restricted headroom)
Total	77.46m ²

SECOND FLOOR

Bedroom 4	4.00m x 3.83m (restricted headroom)
Bedroom 5	5.00m x 3.50m (restricted headroom)
Total	42.00m ²

TOTAL 195.49m²

Illustrations for identification purposes only, measurements are approximate, not to scale.



— PLOT 2 —

MOUNT COURT

SPECIFICATION

KITCHEN/UTILITY

- Professionally designed kitchen/utility with choice of door style (subject to time of reservation)
- Granite/quartz worktops with upstands
- Undermounted sink with monoblock taps
- Induction Hob with self-circulating extraction unit
- Integrated double oven, microwave, dishwasher and fridge freezer
- Integrated wine cooler or additional fridge freezer (available as optional extra)
- Plumbing for washer/dryer (integrated washer and/or dryer available as optional extra)
- Choice of Porcelanosa floor tiles

BATHROOMS/ENSUITES

- Designer sanitary ware with vanity units and concealed cisterns
- Chrome monoblock taps
- Chrome thermostatic showers
- Chrome dual fuel heated towel rails
- Shaver points
- Choice of Porcelanosa wall tiles
- Choice of Porcelanosa floor tiles
- Electric underfloor heating to bathrooms/ensuites (available as optional extra subject to time of reservation)

ELECTRICAL

- Downlights to specified rooms
- TV and telephone points
- Smoke detectors to Kitchen/Utility, Hall and Landings
- Fully fitted alarm system
- Car charging points
- Solar panels

MECHANICAL

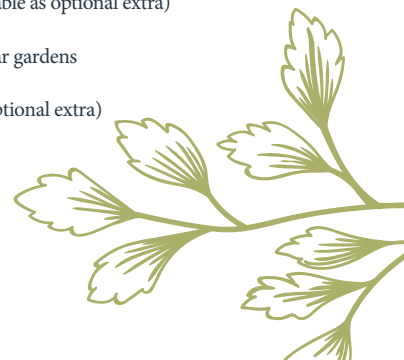
- Energy efficient gas central heating throughout
- Thermostatically controlled radiators
- Underfloor heating to ground floor

INTERIOR FINISHES

- Emulsion paint finish to walls and ceilings throughout
- Internal timber doors with brushed steel door furniture
- Carpet to non-tiled or wood floor areas (available as an optional extra)
- Wooden flooring (available as optional extra)
- Fitted wardrobes to bedrooms (available as optional extra)
- Oak and spindle stairs (oak/glass stairs available as optional extra)

EXTERIOR FINISHES

- Double glazed BS Standard UPVC flush casement windows
- Aluminium Bifold/French doors as appropriate
- Bespoke entrance doors fitted with 5 lever mortice deadlocks
- Remote control garage doors (available as optional extra)
- Paving slabs to patio areas
- Turfed front gardens and seeded rear gardens
- Outside tap and electrical socket
- Rear garden lighting (available as optional extra)
- Close boarded fencing and brick pillars to boundaries
- Seeded rear lawn (Turf available as optional extra)



— PLOT 3 —

MOUNT COURT

COMMERCE STREET | MELBOURNE | DERBYSHIRE



6 BEDROOMS

PLOT 3

MOUNT COURT

COMMERCE STREET | MELBOURNE | DERBYSHIRE

GROUND FLOOR

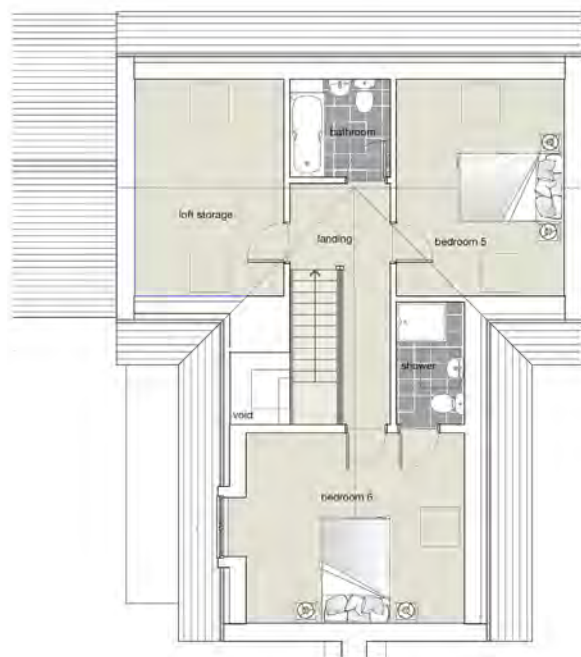


Illustrations for identification purposes only, measurements are approximate, not to scale.

FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Lounge	6.30m x 3.80m
Kitchen/Breakfast	6.52m x 3.35m
Dining/Family	4.50m x 4.37m (max)
Utility	2.89m x 1.89m
Total	90.17m ²

FIRST FLOOR

Master Bedroom	4.06m x 3.77m
Bedroom 2	3.18m x 3.17m
Bedroom 3	4.39m x 3.00m
Bedroom 4	3.19m x 2.65m
Study	2.89m x 2.10m
Total	89.25m ²

SECOND FLOOR

Bedroom 5	4.34m x 3.80m (restricted headroom)
Bedroom 6	4.31m x 3.35m (restricted headroom)
Total	65.62m ²

TOTAL 245.04m²



— PLOT 3 —

MOUNT COURT

SPECIFICATION

KITCHEN/UTILITY

- Professionally designed kitchen/utility with choice of door style (subject to time of reservation)
- Granite/quartz worktops with upstands
- Undermounted sink with monoblock taps
- Induction Hob with self-circulating extraction unit
- Integrated double oven, microwave, dishwasher and fridge freezer
- Integrated wine cooler or additional fridge freezer (available as optional extra)
- Plumbing for washer/dryer (integrated washer and/or dryer available as optional extra)
- Choice of Porcelanosa floor tiles

BATHROOMS/ENSUITES

- Designer sanitary ware with vanity units and concealed cisterns
- Chrome monoblock taps
- Chrome thermostatic showers
- Chrome dual fuel heated towel rails
- Shaver points
- Choice of Porcelanosa wall tiles
- Choice of Porcelanosa floor tiles
- Electric underfloor heating to bathrooms/ensuites (available as optional extra subject to time of reservation)

ELECTRICAL

- Downlights to specified rooms
- TV and telephone points
- Smoke detectors to Kitchen/Utility, Hall and Landings
- Fully fitted alarm system
- Car charging points
- Solar panels

MECHANICAL

- Energy efficient gas central heating throughout
- Thermostatically controlled radiators
- Underfloor heating to ground floor

INTERIOR FINISHES

- Emulsion paint finish to walls and ceilings throughout
- Internal timber doors with brushed steel door furniture
- Carpet to non-tiled or wood floor areas (available as an optional extra)
- Wooden flooring (available as optional extra)
- Fitted wardrobes to bedrooms (available as optional extra)
- Oak and spindle stairs (oak/glass stairs available as optional extra)

EXTERIOR FINISHES

- Double glazed BS Standard UPVC flush casement windows
- Aluminium Bifold/French doors as appropriate
- Bespoke entrance doors fitted with 5 lever mortice deadlocks
- Remote control garage doors (available as optional extra)
- Paving slabs to patio areas
- Turfed front gardens and seeded rear gardens
- Outside tap and electrical socket
- Rear garden lighting (available as optional extra)
- Close boarded fencing and brick pillars to boundaries
- Seeded rear lawn (Turf available as optional extra)



— PLOT 4 —

MOUNT COURT

COMMERCE STREET | MELBOURNE | DERBYSHIRE



5 BEDROOMS

PLOT 4

MOUNT COURT

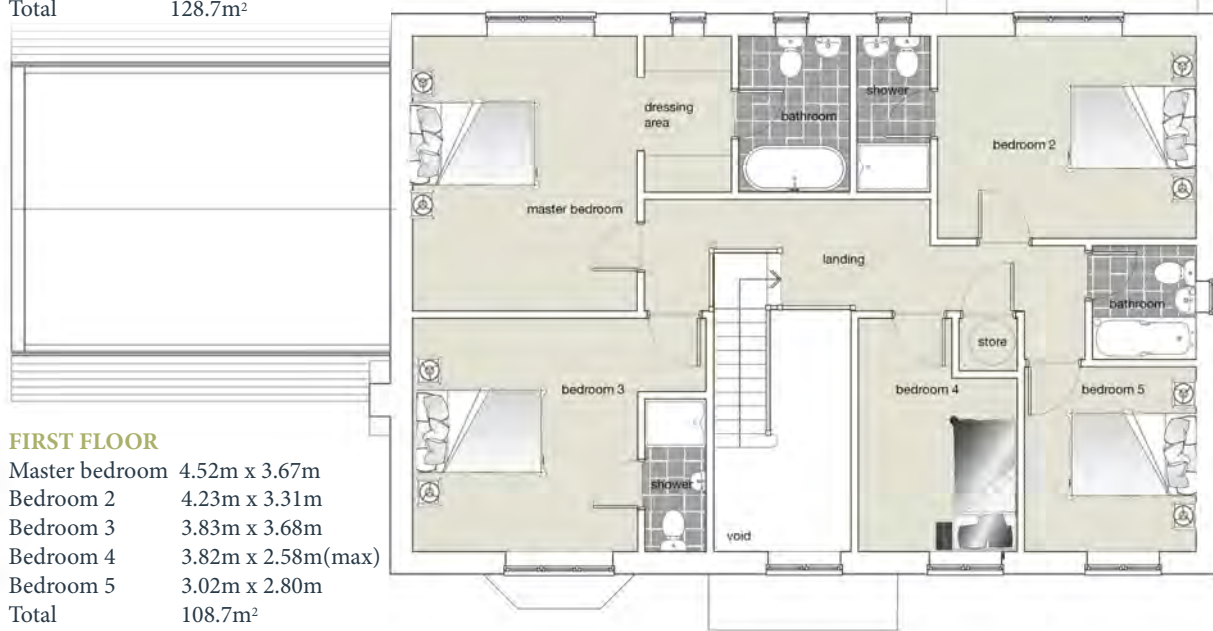
COMMERCE STREET | MELBOURNE | DERBYSHIRE

Illustrations for identification purposes only,
measurements are approximate, not to scale.



GROUND FLOOR

Lounge	4.82m x 4.70m
Kitchen	4.82m x 3.65m
Dining	4.83m x 3.67m
Study	2.76m x 2.43m
Family	4.10m x 3.44m
Garden room	4.81m x 3.67m
Utility	3.58m x 1.90m
Total	128.7m ²



FIRST FLOOR

Master bedroom	4.52m x 3.67m
Bedroom 2	4.23m x 3.31m
Bedroom 3	3.83m x 3.68m
Bedroom 4	3.82m x 2.58m(max)
Bedroom 5	3.02m x 2.80m
Total	108.7m ²

TOTAL 237.4m²



— PLOT 4 —

MOUNT COURT

SPECIFICATION

KITCHEN/UTILITY

- Professionally designed kitchen/utility with choice of door style (subject to time of reservation)
- Granite/quartz worktops with upstands
- Undermounted sink with monoblock taps
- Induction Hob with self-circulating extraction unit
- Integrated double oven, microwave, dishwasher and fridge freezer
- Integrated wine cooler or additional fridge freezer (available as optional extra)
- Plumbing for washer/dryer (integrated washer and/or dryer available as optional extra)
- Choice of Porcelanosa floor tiles

BATHROOMS/ENSUITES

- Designer sanitary ware with vanity units and concealed cisterns
- Chrome monoblock taps
- Chrome thermostatic showers
- Chrome dual fuel heated towel rails
- Shaver points
- Choice of Porcelanosa wall tiles
- Choice of Porcelanosa floor tiles
- Electric underfloor heating to bathrooms/ensuites (available as optional extra subject to time of reservation)

ELECTRICAL

- Downlights to specified rooms
- TV and telephone points
- Smoke detectors to Kitchen/Utility, Hall and Landings
- Fully fitted alarm system
- Car charging points
- Solar panels

MECHANICAL

- Energy efficient gas central heating throughout
- Thermostatically controlled radiators
- Underfloor heating to ground floor

INTERIOR FINISHES

- Emulsion paint finish to walls and ceilings throughout
- Internal timber doors with brushed steel door furniture
- Carpet to non-tiled or wood floor areas (available as an optional extra)
- Wooden flooring (available as optional extra)
- Fitted wardrobes to bedrooms (available as optional extra)
- Oak and spindle stairs (oak/glass stairs available as optional extra)
- Loft ladder, electric socket and light to loft

EXTERIOR FINISHES

- Double glazed BS Standard UPVC flush casement windows
- Aluminium Bifold/French doors as appropriate
- Bespoke entrance doors fitted with 5 lever mortice deadlocks
- Remote control garage doors (available as optional extra)
- Paving slabs to patio areas
- Turfed front gardens and seeded rear gardens
- Outside tap and electrical socket
- Rear garden lighting (available as optional extra)
- Close boarded fencing and brick pillars to boundaries
- Seeded rear lawn (Turf available as optional extra)

