

MELBOURNE

Sales & Lets



76 Commerce Street, Melbourne, DE73 8FT

Asking Price £895,000

AGENT NOTE

Please note that all photographs are for illustrative purposes only.

WELCOME TO MOUNT COURT – PART EXCHANGE CONSIDERED!

Mount Court is an exclusive development featuring four distinguished 5 and 6 bedroom detached family homes, situated in a private courtyard off Commerce Street in the highly sought-after town of Melbourne, nestled within the scenic South Derbyshire countryside.

Discover Mount Court

Welcome to Mount Court, an exceptional collection of four substantial detached family residences, each designed to the highest standards. Located in an elegant courtyard setting adjacent to Commerce Street in Melbourne, these homes seamlessly blend timeless architectural design with contemporary interiors. Each property has been meticulously crafted, featuring premium finishes and a sophisticated aesthetic, with the show home interior expertly curated in collaboration with Agnes Daku Interiors.

Plot 4 2555.42 sqft. of fantastic accommodation

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Exceptional Specification

Kitchens & Utility Rooms

- Professionally designed kitchen and utility spaces
- Quartz worktops with upstands
- Undermounted sink with monoblock taps
- Induction hob and extractor unit
- Integrated double oven, microwave, dishwasher, and fridge freezer
- Integrated wine cooler
- Integrated washing machine to utility
- Porcelanosa floor tiles

Bathrooms & Ensuites

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

Electrical Features

- Recessed downlights in key rooms
- TV and telephone points
- Smoke detectors in the kitchen, hall, and landings
- Fully fitted alarm system
- Electric car charging points
- Solar panels (Battery Energy Storage System available as an optional extra)

Heating & Mechanical Systems

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

Superior Finishes

Interior Finishes

- Contemporary emulsion paint finishes throughout
- Internal timber doors with brushed steel hardware
- Carpet to non-tiled or wooden floor areas (available as an optional extra)
- Wooden flooring to dining hallway and W.C
- Fitted wardrobes (optional extra)
- Oak and glass stairs
- Loft ladder with electric socket and light to loft

Exterior Finishes

- Double-glazed UPVC flush casement windows
- Aluminium bifold or French doors where applicable
- Bespoke entrance doors with 5-lever mortice deadlocks
- Remote-controlled garage doors (optional extra)
- Paved patio areas
- Landscaped front gardens and turfed rear garden
- Outdoor tap and electrical socket
- Rear garden lighting (optional extra)
- Secure boundaries with closed-board fencing and brick pillars

Accommodation Dimensions

Room
Dimensions (ft)
Dimensions (m)

Lounge
15'9" x 15'5"
4.80m x 4.70m

Kitchen
15'9" x 11'11"
4.80m x 3.63m

Dining
15'10" x 12'
4.83m x 3.66m

Study
9' x 7'11"
2.74m x 2.41m

Family
13'5" x 11'3"
4.09m x 3.43m

Garden Room
15'9" x 12'
4.80m x 3.66m

Utility
11'8" x 6'2"
3.56m x 1.88m

Master Bedroom
14'9" x 12'
4.50m x 3.66m

Bedroom Two
13'10" x 10'10"
4.22m x 3.30m

Bedroom Three
12'6" x 12'
3.81m x 3.66m

Bedroom Four
12'6" x 8'5" max
3.81m x 2.57m max

Bedroom Five
9'10" x 9'2"
3.00m x 2.79m

Tenure
Freehold

Council Tax Band
South Derbyshire Council

Council Tax Band : TBC

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.
All viewings are by appointment only.

Services

Mains water, gas and electricity are available to the property

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but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

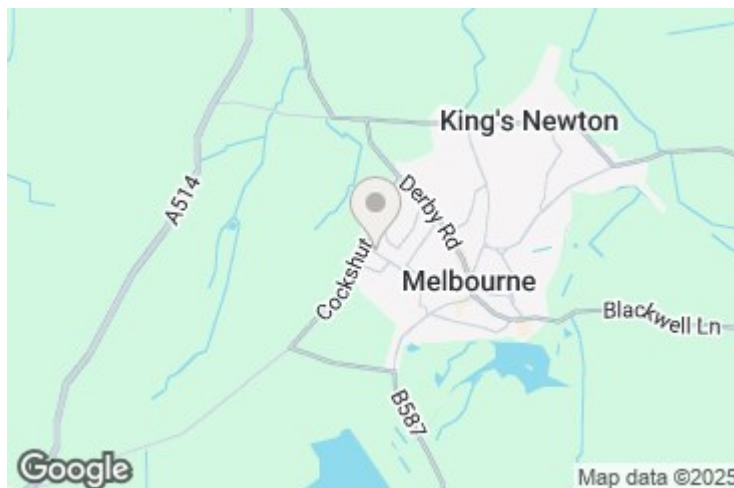
General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the

Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.





Floor 0



Floor 1

Approximate total area⁽¹⁾

2406 ft²

Reduced headroom

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		