

MELBOURNE

Sales & Lets

ASSISTED MOVE AVAILABLE



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

76 Commerce Street, Melbourne, DE73 8FT

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

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

Accommodation Dimensions

Room

Dimensions (ft)

Dimensions (m)

76 Commerce Street, Melbourne, DE73 8FT

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.

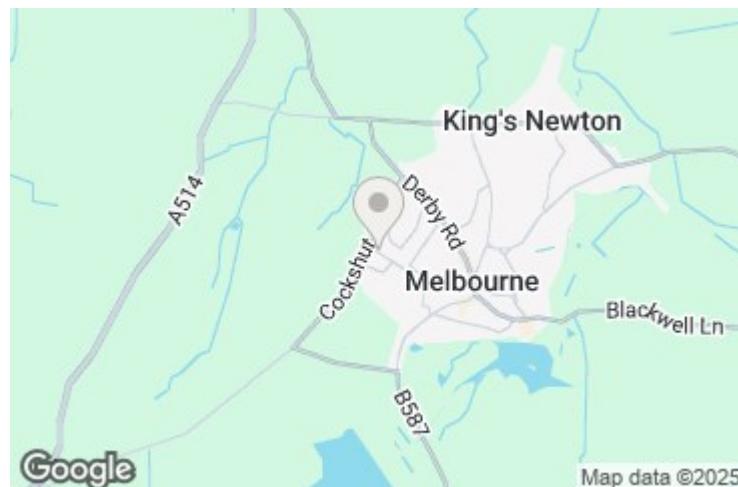
General Note

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

Approximate total area⁽¹⁾

2406 ft²

Reduced headroom

1 ft²



Floor 1

(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	