

MELBOURNE

Sales & Lets



Pack Horse Road, Derby, DE73 8EG

£575,000

Exceptional Family Living in the Heart of Melbourne

Occupying a highly sought-after position just moments from Melbourne Primary School, this impressive four-bedroom detached family home offers over 1,260 sq. ft. of beautifully proportioned accommodation, combining spacious interiors with an enviable village lifestyle. Situated within easy walking distance of Melbourne's bustling Market Place, residents can enjoy an excellent selection of independent shops, cafés, restaurants and everyday amenities, whilst the property's position on the main bus route provides convenient access to surrounding towns and cities.

Set back from the road behind a generous front garden, the property boasts extensive off-road parking for up to five vehicles alongside a single garage. To the rear, a private, low-maintenance garden provides the perfect setting for outdoor dining, entertaining or simply relaxing with family and friends.

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Stepping inside, the sense of space is immediately apparent. An impressive entrance hall, complemented by high ceilings and an abundance of natural light, creates a welcoming first impression and leads effortlessly through the home. The heart of the property is the superb open-plan lounge and dining room, a wonderful space for both everyday family life and entertaining, with French doors opening directly onto the rear garden and allowing the outside to blend seamlessly with the living accommodation.

The breakfast kitchen is well-appointed with ample preparation and storage space, while the generously sized utility room offers excellent practicality and direct access to the garden. A ground floor WC completes the accommodation on this level.

The first floor continues to impress, offering four well-proportioned bedrooms designed to accommodate modern family living. The principal bedroom enjoys the added luxury of an en-suite shower room, whilst the remaining bedrooms are served by a well-appointed family bathroom.

Further benefits include gas central heating and double glazing throughout.

Properties occupying such a convenient position rarely become available. With Melbourne Primary School virtually on the doorstep, the village centre just a short stroll away, and excellent transport connections close at hand, this outstanding family home presents an exceptional opportunity to enjoy one of South Derbyshire's most desirable village locations.

Location

Situated in one of Melbourne's most convenient and family-friendly locations, this property enjoys an enviable position just a short walk from the heart of this highly regarded South Derbyshire market town. Melbourne offers an excellent range of independent shops, cafés, restaurants, public houses and everyday amenities, together with a supermarket, medical centre and leisure facilities. Melbourne Primary School is just a stone's throw away, making the property particularly appealing to families with young children, while older pupils benefit from well-regarded secondary schools in the surrounding area. Excellent transport links are readily available, with regular bus services passing nearby and easy access to the A50, A38 and M1 motorway network, providing straightforward commuting to Derby, Nottingham, Leicester, Burton upon Trent and East Midlands Airport. The area is also renowned for its attractive surroundings, with Melbourne Hall and Gardens, Melbourne Pool and a wealth of picturesque countryside walks all within easy reach, offering the perfect balance of village charm and modern convenience.

Tenure

Freehold

Council Tax Band

South Derbyshire Council

Council Tax Band : E

Viewings

Please contact Julie, Lauryn or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

Services

Mains water, gas and electricity are available to the property 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 - 5:30pm or Saturdays 10am - 3:30pm.

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 property.

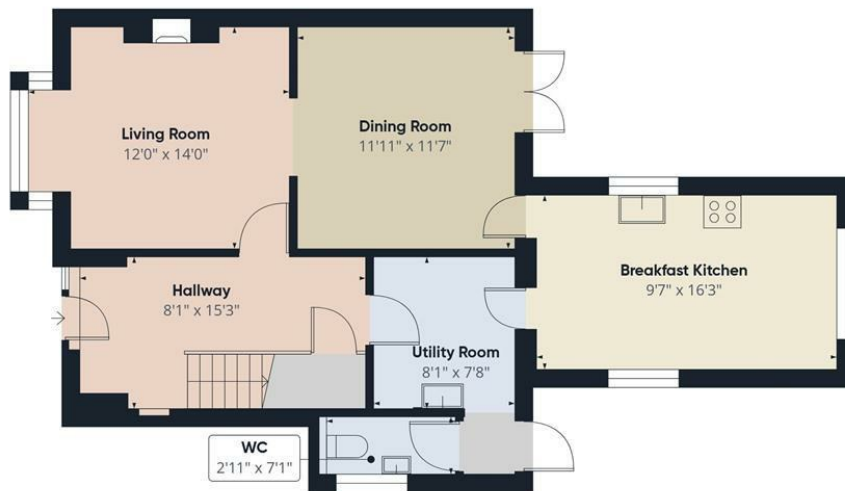
Hours Of Business

Monday to Friday 9am - 5.30pm - Excluding Bank Holidays.

Saturday 10am - 3:30pm.

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Floor 0



Floor 1

Approximate total area⁽¹⁾
1261 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

