



Stafford Close, Melbourne



3



2



1

£300,000



Key Features

- Modern Three-Bedroom Semi-Detached Home by Miller Homes
- A Small Select Development
- Stylish Fitted Kitchen + Integrated Appliances
- Spacious 16ft Lounge/Diner
- Cloakroom/W.C.
- Three Well Proportioned Bedrooms
- EPC rating B
- Freehold





Welcome to Stafford Close, Melbourne—a stunning three-bedroom semi-detached home nestled in a charming development built by Miller Homes. This modern property is situated in a desirable area, offering convenience and the serene charms of Melbourne town nearby. The spacious interiors promise contemporary comfort with sleek finishes and elegant decoration throughout.

Step inside to discover a stylish fitted kitchen boasting light grey cabinets, a sleek marble-effect countertop, and top-tier integrated appliances, catering superbly for all your culinary endeavours. The expansive 16ft lounge/diner overlooks the lush rear garden, providing seamless indoor-outdoor living with its stylish French doors, perfect for those summer evenings. The two-piece cloakroom completes the ground floor.

Upstairs, three beautifully appointed bedrooms offer ample space, with the master featuring fitted storage and an en-suite for added luxury. Additional convenience of a chic family bathroom.

Externally, enjoy a thoughtfully landscaped front garden, ample parking for three vehicles, and a generous rear garden makes this perfect for family gatherings or peaceful relaxation. With no upward chain, this is an ideal first-time buy or downsize opportunity. With potential to build a garage.

Call our Melbourne team today to arrange your viewing and secure your chance to own this fantastic home.

The location of Stafford Close places it within the vibrant and historic market town of Melbourne, Derbyshire, offering an attractive blend of rural charm and modern convenience. Melbourne is well-known for its picturesque streets, traditional English charm, and a lively community atmosphere, ideal for those seeking a quieter lifestyle whilst maintaining easy access to urban amenities. Residents can enjoy a rich cultural setting with Melbourne Hall and Gardens, a significant heritage attraction just nearby, alongside numerous public footpaths and cycling routes in the surrounding countryside, perfect for outdoor enthusiasts.

Shopping, dining, and recreational options are plentiful in the area, enhancing the appeal of this Derbyshire location. Melbourne itself hosts a variety of independent shops, cafes, and restaurants that cater to a diverse range of tastes. Nearby, the city of Derby offers extensive commercial facilities, including high street businesses, larger retail outlets, and entertainment venues, ensuring residents have everything they need within reach.

For families and individuals focused on education, Melbourne promises access to quality education without compromise. The locality supports several well-regarded schools, both primary and secondary, making it an excellent choice for families seeking a nurturing educational environment. Additionally, ease of transport to major cities like Derby, Nottingham, Birmingham or Leicester adds further convenience, allowing residents the flexibility to commute with relative ease.

Transport links are another significant advantage of this location. The property is conveniently placed with direct road access toward major roads such as the M1 and A50, facilitating straightforward travel across the region and beyond. Public transport services, including frequent bus routes, offer additional commuting options for non-drivers or those preferring alternative travel forms.

ACCOMMODATION

ENTRANCE HALLWAY 3.21m x 1.08m (10'6" x 3'6")

CLOAKROOM/W.C. 2.03m x 0.93m (6'8" x 3'1")

LOUNGE/DINER 5.07m x 4.5m (16'7" x 14'10")

FITTED KITCHEN 3.19m x 2.28m (10'6" x 7'6")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.48m x 3.19m (11'5" x 10'6")

EN-SUITE SHOWER ROOM 1.93m x 1.59m (6'4" x 5'2")

BEDROOM TWO 3.31m x 2.37m (10'11" x 7'10")

BEDROOM THREE 2.22m x 2.03m (7'4" x 6'8")

BATHROOM 2.3m x 1.7m (7'6" x 5'7")

COUNCIL TAX BAND:-

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

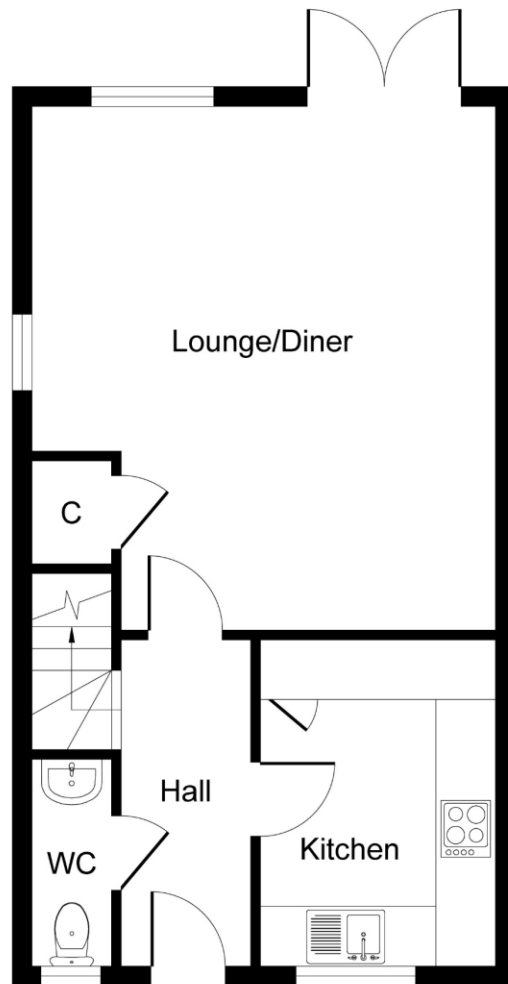
SERVICE CHARGE:-

HOW TO GET THERE:-

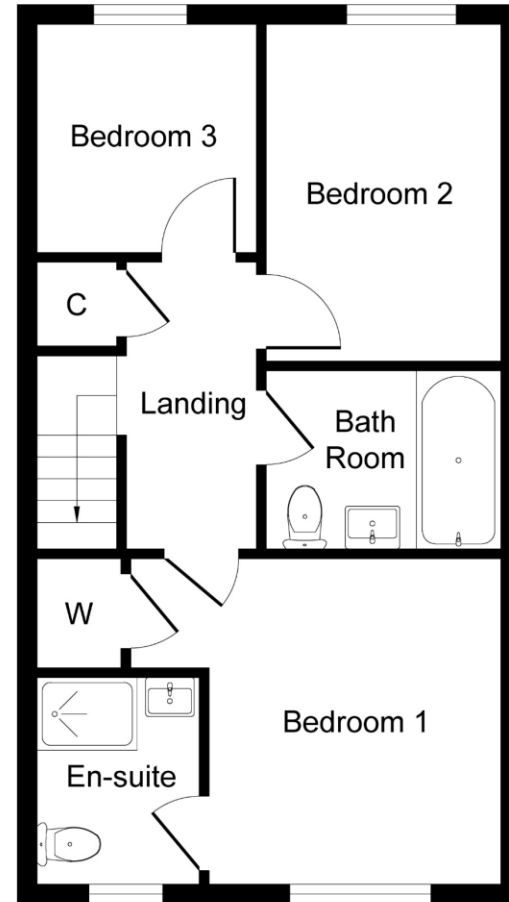
Postcode for sat navs: DE73 8LD

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.

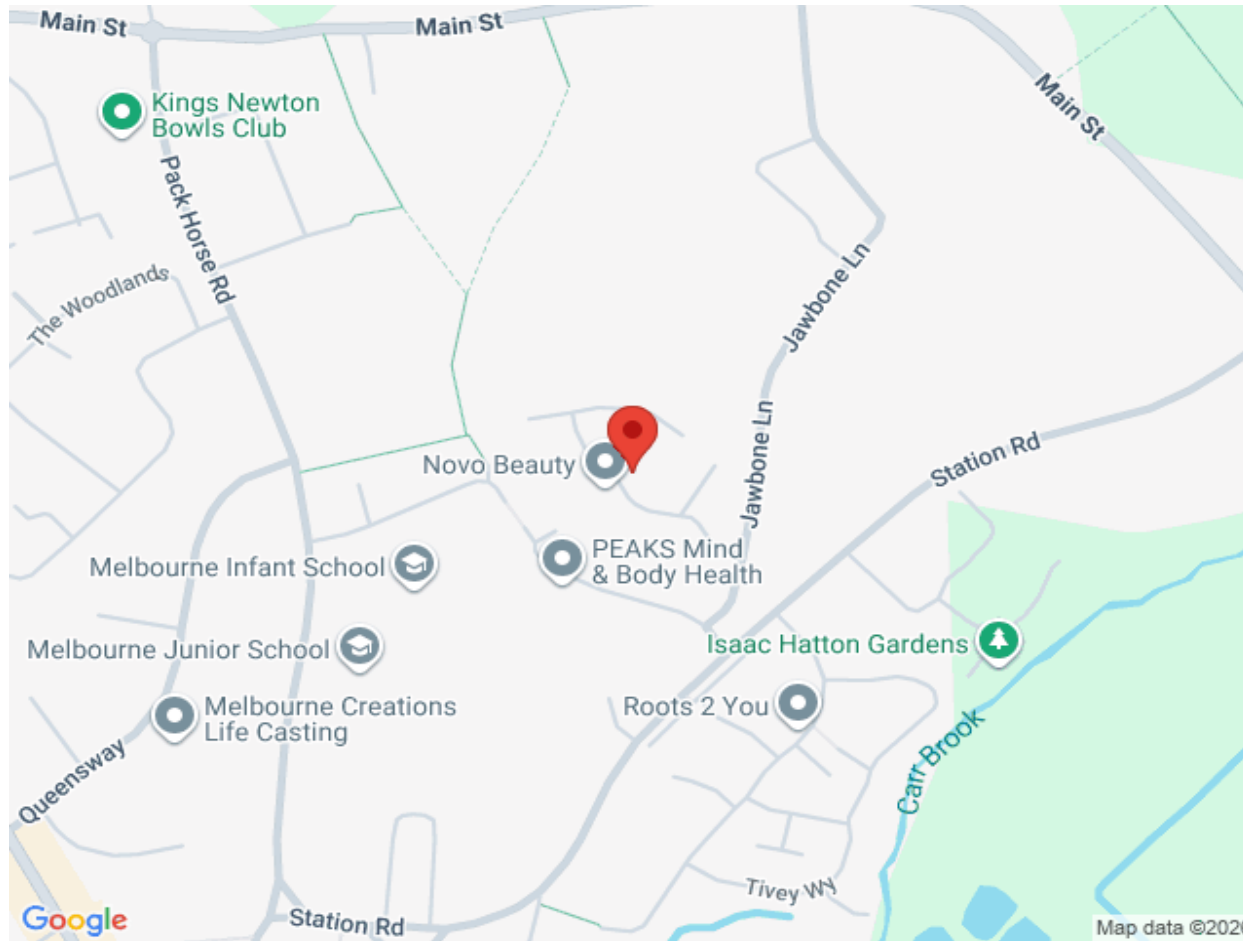


Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

