

MELBOURNE

Sales & Lets



Chambers Row, Blanch Croft, Derbyshire, DE73 8GG

£285,000

We welcome you to this stunning character cottage on Chambers Row, Blanch Croft, Melbourne. This delightful home offers a perfect blend of charm, comfort and practicality, set within a sought-after residential location.

The property extends to approximately 753 sq ft and is well presented throughout. On entry, you are welcomed into a cosy reception room which provides an inviting space for relaxing or entertaining. The layout has been thoughtfully arranged to maximise both light and usability, making it an ideal home for professionals, couples or a small family.

There are two well-proportioned bedrooms, each offering comfortable and versatile accommodation. The bathroom is neatly fitted and designed to cater for everyday convenience.

Externally, the property benefits from a standout feature front garden. This long, well-maintained garden is particularly attractive and creates a strong first impression, with established planting and a charming brick-built shed positioned at the far end, offering useful storage and added character. To the rear, there is a private patio area, ideal for outdoor seating, dining or enjoying the warmer months.

Further benefits include a dedicated off-road parking space for one vehicle, a highly desirable feature in this location.

Situated within Melbourne, the property enjoys easy access to local amenities, countryside walks and transport links, making it both convenient and peaceful in equal measure.

This charming cottage presents an excellent opportunity for first-time buyers, downsizers or investors alike. Early viewing is highly recommended to appreciate the character, setting and outdoor space on offer.



Tenure
Freehold

Council Tax Band
South Derbyshire Council

Council Tax Band : B

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.

