



## Main Street, Melbourne, Derbyshire DE73 8BX

### £650,000

Situated in the highly sought-after village of Kings Newton, this well-proportioned four-bedroom detached family home occupies an enviable position set back from the road, offering privacy, ample off-road parking, an integral garage, and attractive open views to the rear.

Constructed circa 1990, the property benefits from the spacious room proportions and practical layout expected of a modern family home, whilst enjoying a peaceful setting within this desirable village location.

The accommodation briefly comprises a welcoming entrance hall with access to a ground floor WC and staircase rising to the first floor. The remainder of the ground floor consists of a spacious open-plan lounge/diner, providing an ideal space for both everyday family living and entertaining, together with a fully fitted breakfast kitchen. Patio doors from the lounge/diner open directly onto the rear garden, which enjoys a sunny aspect and pleasant open views beyond.

To the first floor, a generous landing gives access to the impressive principal bedroom, complete with en-suite shower room, three further well-proportioned double bedrooms, and a modern family bathroom.

Externally, the property continues to impress with ample off-road parking upon block paved driveway, an integral garage, and a private rear garden enjoying an excellent degree of sunshine throughout the day.

Properties of this calibre in Kings Newton rarely become available for sale. Offering spacious and versatile accommodation, a modern layout, and a prime village setting, this superb turnkey family home is sure to attract strong interest. Early viewing is highly recommended to fully appreciate the accommodation and position on offer.



## Location & Local Amenities

Renowned for its attractive village character and surrounding countryside, Kings Newton offers a wonderful balance of rural living whilst remaining exceptionally well connected for everyday amenities and commuting.

For those who enjoy the outdoors, the area is surrounded by picturesque countryside walks, including routes linking Kings Newton, Melbourne and Wilson, together with access to the popular Cloud Trail, providing miles of walking, cycling and recreational opportunities through the beautiful South Derbyshire landscape.

The nearby market town of Melbourne, located just a short distance away, offers an excellent range of amenities including independent shops, cafés, restaurants, traditional pubs and everyday conveniences. Popular local venues include The Boot, The Spirit Vaults, Leddy's, Tapas at No 2 and Turaa Indian Sreatery, providing a diverse selection of dining and social options. Melbourne also benefits from a supermarket and a variety of local services catering for day-to-day needs.

Despite its peaceful village setting, the property enjoys excellent transport connections. Regular bus services are available nearby, while the A50, A42 and M1 motorway network are all within easy reach, making commuting to Derby, Nottingham, Leicester and Birmingham straightforward. East Midlands Airport is also conveniently located just a short drive away, ideal for both business and leisure travel. Nearby railway stations provide direct connections to regional and national destinations.

Combining charming village surroundings, outstanding countryside walks, excellent local amenities and superb transport links, Kings Newton continues to be a highly desirable place to call home.

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		74	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

