

MELBOURNE
Sales & Lets

Dunnicliffe Lane, Derby, DE73 8GE
£300,000

21 Dunnicliffe Lane, Melbourne, Derby, DE73 8GE

Situated on the ever-popular Dunnicliffe Lane in Melbourne, this spacious three-bedroom detached bungalow presents an excellent opportunity for buyers looking to create a home tailored to their own tastes and requirements. Offered to the market with no upward chain, the property provides well-proportioned accommodation throughout and is ideal for those seeking a renovation project in a highly desirable village location.







The accommodation begins with an enclosed entrance porch, providing a practical welcome to the home before leading into the central entrance hall, which offers access to all principal rooms. The generous lounge/dining room is a bright and versatile living space, with ample room for both comfortable seating and formal dining, making it perfect for everyday living and entertaining alike.

The breakfast kitchen offers plenty of potential for modernisation and redesign, providing an excellent footprint for buyers wishing to create a contemporary family kitchen with space for informal dining. The bungalow further benefits from three well-proportioned bedrooms, each offering flexibility to suit a variety of lifestyles, whether used as comfortable sleeping accommodation, a home office or hobby room. Completing the internal accommodation is a family bathroom fitted with a three-piece suite.

Whilst the property would benefit from a programme of cosmetic improvement and modernisation, it offers tremendous scope for an incoming purchaser to enhance and personalise the accommodation, creating a home to suit their individual style and needs. With its generous layout and excellent plot, the bungalow represents an exciting opportunity for both owner-occupiers and those looking for a rewarding renovation project.

Externally, the property enjoys mature and well-established gardens to both the front and rear, offering a pleasant outdoor environment with an abundance of shrubs, planting and lawned areas. The rear garden provides a private setting with excellent potential for landscaping or extending outdoor entertaining space, subject to any necessary consents.

To the side of the property is a driveway providing off-road parking for up to three vehicles, together with a covered carport offering additional sheltered parking or useful storage space.

Further benefits include gas central heating and uPVC double glazed windows and doors, ensuring the property already enjoys a number of practical modern conveniences.

Location & Amenities

Situated on the highly regarded Dunnicliffe Lane, the property enjoys a prime position within the sought-after market town of Melbourne, one of South Derbyshire's most desirable locations. Melbourne offers an excellent range of everyday amenities including independent shops, cafés, restaurants, traditional public houses, a supermarket, doctors' surgery and pharmacy, all within easy reach. The town is also home to highly regarded primary and secondary schools, making it an attractive location for a wide range of purchasers.

For those who enjoy the outdoors, Melbourne is surrounded by beautiful Derbyshire countryside, with scenic walks available around Melbourne Pool, the historic Melbourne Hall and Gardens, Calke Abbey and the National Forest. A variety of leisure facilities are also close by, including Melbourne Sports Park, which provides football, rugby, cricket, tennis and other recreational activities.

Despite its peaceful village atmosphere, Melbourne is exceptionally well placed for commuters, offering excellent access to Derby, Burton upon Trent, Nottingham and Leicester, together with the A50, A38 and M1 motorway. East Midlands Airport and East Midlands Parkway railway station are also just a short drive away, providing convenient national and international transport links. The combination of excellent amenities, outstanding connectivity and an enviable lifestyle continues to make Melbourne one of the area's most sought-after places to live.

Tenure

Freehold

Council Tax Band

South Derbyshire Council

Council Tax Band : C

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

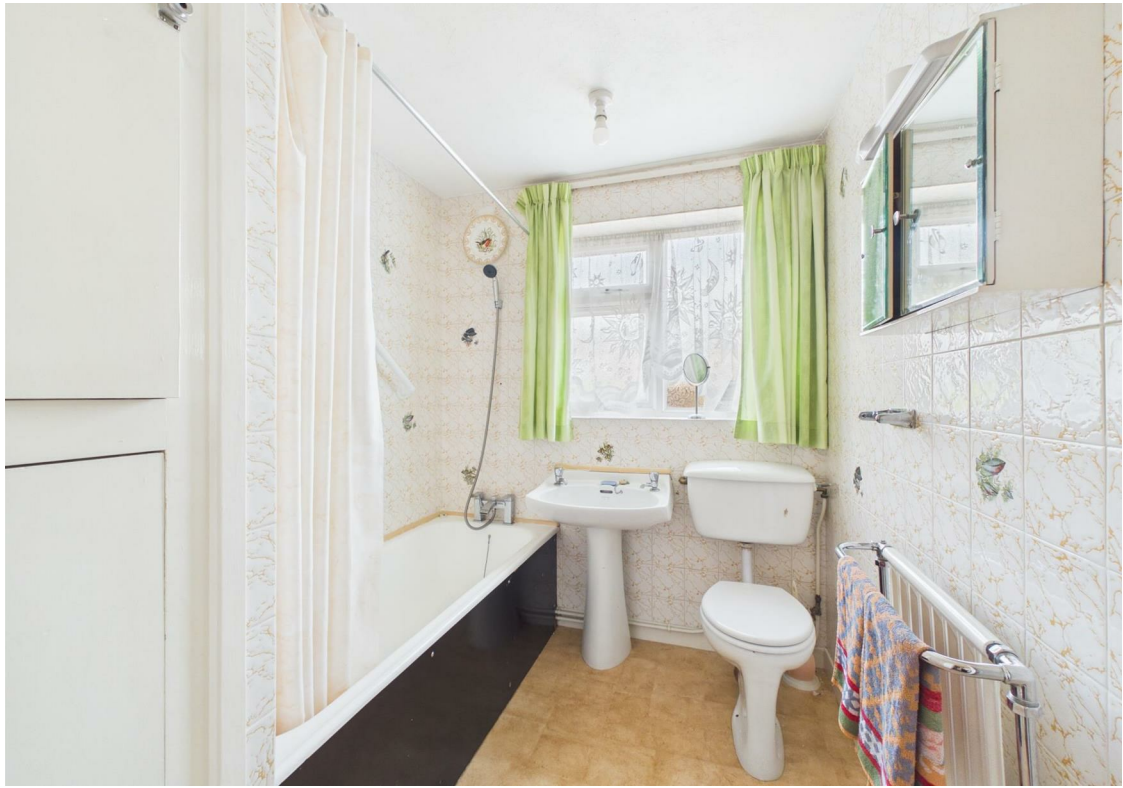
Monday to Friday 9am - 5.30pm - Excluding Bank Holidays.

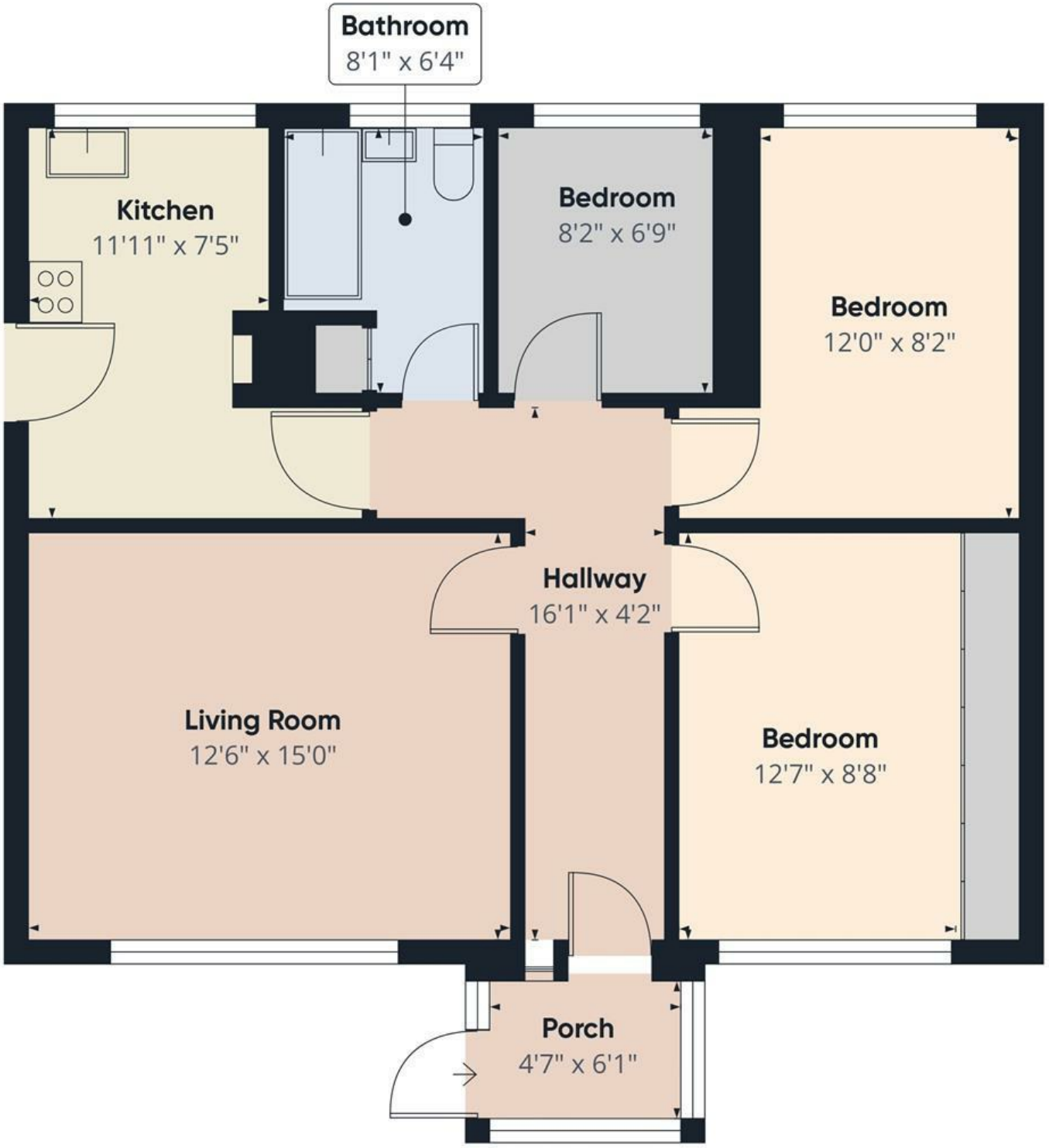
Saturday 10am - 3:30pm.











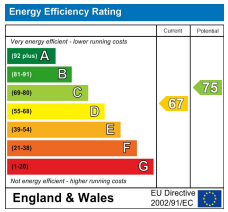
Approximate total area(1)

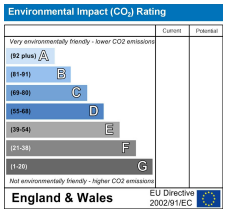
754 ft²

(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





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