MELBOURNE
Sales & Lets









Acacia Drive, Derby, DE73 8LT

£535,000

NO UPWARD CHAIN

An Impressive Four-Bedroom Detached Residence with Exceptional Potential

An increasingly rare opportunity to acquire a substantial four-bedroom detached family home, quietly positioned within one of Melbourne's most sought-after residential developments. Having been cherished by the current owner since its construction in 1988, this larger-than-average property offers an enviable combination of generous accommodation, a peaceful cul-de-sac setting and, importantly, significant potential to extend and reconfigure the existing accommodation to create a truly individual home.

For those looking for a property that can evolve with their family's needs, this home offers an exciting proposition. The existing footprint and generous proportions provide an excellent platform for a purchaser to explore options for additional living accommodation, enlarged kitchen and family space, further bedrooms, a home office or other versatile rooms, subject to the necessary planning permissions and building regulations. The substantial triple-length tandem garage further enhances the property's flexibility and may offer additional opportunities for future use, subject to the relevant consents.

The property has already benefited from a number of recent improvements, including a new boiler installed in 2024, a newly fitted kitchen in 2024 and a modern family bathroom installed in 2023, meaning much of the essential work has already been undertaken.

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Upon entering, the generous reception hall immediately gives a sense of the space this property has to offer, with access to a useful downstairs WC and the principal reception rooms. The breakfast kitchen, fitted in 2024, provides a well-equipped hub for everyday family life, whilst the impressive lounge is centred around a log-burning stove, creating a warm and inviting environment in which to relax.

The lounge flows naturally into the generous dining room, which enjoys an outlook over the rear garden and provides an excellent setting for both family meals and entertaining. The proportions of the ground floor also lend themselves particularly well to future reconfiguration, giving the incoming purchaser the opportunity to consider how best to maximise the available space.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room, together with a separate family bathroom. The accommodation provides an excellent level of flexibility for modern family living, whilst offering considerable scope to adapt the layout as requirements change.

Outside, the property occupies a generous plot within this established and desirable cul-de-sac. To the front, a substantial driveway provides off-road parking for up to three vehicles and leads to the impressive triple-length tandem garage, complete with an electric up-and-over door. This unusually generous garage offers excellent storage, workshop or recreational potential and could prove particularly useful to those looking for additional space.

The rear garden is fully enclosed and arranged over split levels, with a large paved patio providing an ideal area for outdoor dining and entertaining. Steps lead to a well-maintained lawn bordered by established planting, creating a private and attractive garden which is both practical and enjoyable.

A Home with a Future

Properties offering this combination of size, location, established accommodation and genuine scope for further enhancement rarely become available. Whether you are looking for a substantial family home to enjoy immediately or a property that you can gradually transform and extend to create your ideal residence, this home offers an exciting opportunity.

Situated on the highly regarded Spinney Hill estate, within the award-winning town of Melbourne, South Derbyshire, the property is perfectly placed for enjoying everything this popular town and its surrounding countryside have to offer.

Offered for sale with NO UPWARD CHAIN, subject to an acceptable offer, early viewing is strongly recommended to appreciate both the considerable accommodation currently on offer and the exciting potential this property presents for the future.

Tenure
Freehold

Council Tax Band
South Derbyshire

Council Tax Band : E

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

All viewings are by appointment only.

Call us today to book your appointment.

Valuations
If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 10am - 3pm.

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
Our office is open Monday to Friday 9am - 5.00pm

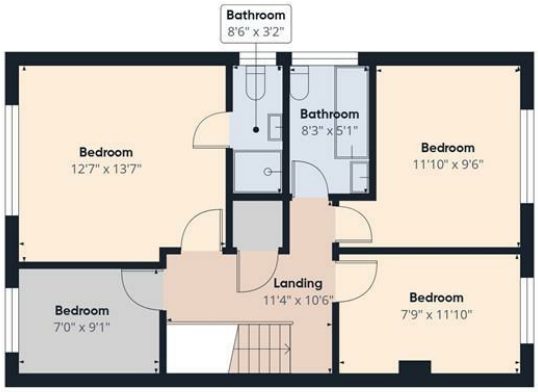
Saturday 10am - 3:30pm.

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Floor 0



Floor 1

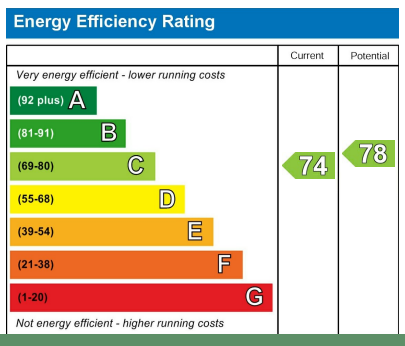
Approximate total area(1)

1707 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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