

# MELBOURNE

## Sales & Lets



## Queensway, Derby, DE73 8FG

### £425,000

Located in a fantastic position close to local schools, supermarkets, and a wide range of amenities, this spacious and versatile extended four-bedroom family home offers ample off-road parking, gas central heating, and uPVC double-glazed windows and doors.

The accommodation briefly comprises an entrance hall leading to a bright open-plan kitchen/diner which extends across the rear of the property and enjoys views over the garden. There is a generously sized lounge featuring a log burner, along with a utility room and a shower room to the ground floor. To the first floor are four well-proportioned bedrooms and a family bathroom.

Externally, the front of the property provides off-road parking for several vehicles, with a gated side access leading to the rear. The enclosed rear garden is a good size and has a mature feel, complemented by an additional space at the top of the garden which has been created for use as a home office, home gym, or flexible outdoor space, ideal for children to enjoy during the summer months. This area benefits from electric. There is also a separate garden shed.

Early viewing is highly recommended. Please contact us for further information and to book your viewing. An ideal family home offering generous space and flexibility for modern living.

# Queensway, Derby, DE73 8FG

## Tenure

Freehold

## Council Tax Band

Charnwood Borough Council

Council Tax Band : B

## Viewings

Please contact David, Julie 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 - 5pm or Saturdays 9am - 4pm.

## 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.

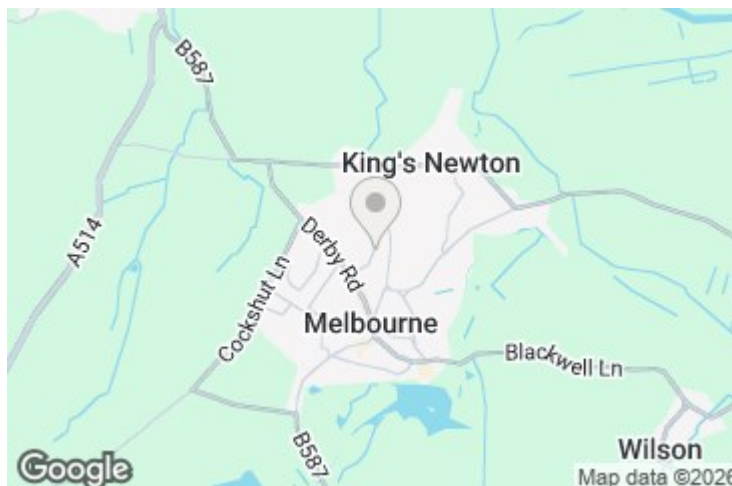
## General Note

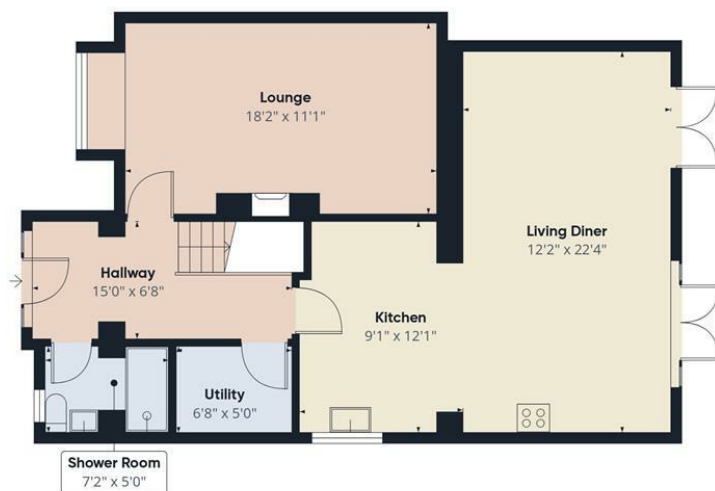
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection 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 - 5.30pm

Saturday 10am - 3:30pm.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
1315 ft<sup>2</sup>

(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

