

Victoria Street

Melbourne, Derby, DE73 8FR

John
German





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£320,000

This beautifully presented three-bedroom semi-detached home offers stylish, modern living with thoughtfully updated interiors. Ideally suited to families, first-time buyers or downsizers, it combines a high-quality finish with practical living spaces, all set within a desirable residential location.

Melbourne is a highly sought-after Georgian market town on the edge of the National Forest, offering a blend of historic charm and modern convenience with excellent access to Derby and major transport links. Rich in heritage, it features landmarks such as Melbourne Hall, the impressive St Michael and St Mary's Church, and the scenic Melbourne Pool, while nearby attractions like Calke Abbey add to its appeal. The town boasts independent shops, cafés, pubs and restaurants, alongside essential amenities. Surrounded by picturesque countryside and walking routes, Melbourne offers an attractive lifestyle combining village character with everyday practicality, making it an ideal location for a wide range of buyers.

This well-presented three-bedroom semi-detached home complements the lifestyle of Melbourne perfectly, offering modern, comfortable accommodation close to its amenities. It offers a refitted breakfast kitchen, open-plan living with lounge / dining room, three excellent sized bedrooms and a stylish bathroom, private garden and off-road parking.

Accommodation: A half-glazed entrance door opens into a welcoming hallway, where attractive LVT flooring provides a stylish yet practical finish. A staircase rises to the first floor, with a useful guest cloakroom positioned beneath, comprising a WC and pedestal wash hand basin.

To the left, a beautifully refitted breakfast kitchen features shaker-style cabinetry complemented by brass-effect fittings, creating a high-end feel. Quartz-effect worktops incorporate an inset sink with mixer tap, alongside a four-ring gas hob with extractor over, eye-level oven, and integrated appliances including a fridge freezer, dishwasher and washing machine. There is also ample space for a family breakfast table. Spanning the full width of the rear is an impressive open-plan lounge/dining room, enjoying excellent natural light from a window and French doors opening onto the garden. A feature fireplace forms an attractive focal point.

Upstairs, there are three bedrooms and a well-appointed family bathroom, fitted with a white suite comprising a bath with mains shower over and folding screen, pedestal wash basin, WC, and ladder-style heated towel rail. Stylish metro tiling completes the look. The principal bedroom is a generous king-size room, the second bedroom is a comfortable double, and the third is a well-proportioned single.

Externally, the property benefits from a double-width driveway providing ample parking. Gated side access leads to the rear garden, where a landscaped outdoor space features a sunny patio, shaped lawn, and planted borders. The garden enjoys a good degree of privacy, not being directly overlooked to the rear.

Agents note: Please note the Vendor is an employee of John German.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA27042026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



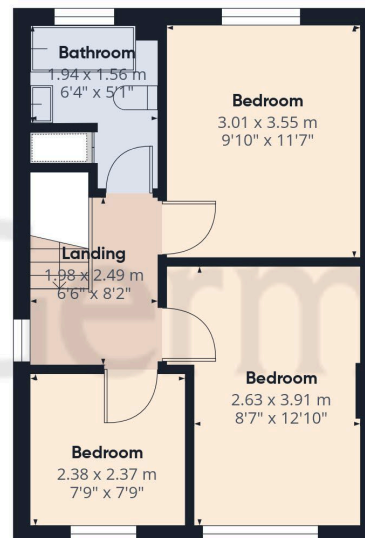




Ground Floor

Approximate total area⁽¹⁾

72 m²
774 ft²



Floor 1



(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.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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