



Nettlefold Crescent
Melbourne Derby



Property Description

A well-presented three-bedroom semi-detached home which has recently undergone an improvement programme, creating a comfortable and stylish living space ready for its next owner to enjoy. The spacious lounge/dining room provides a relaxing setting, while the conservatory has been cleverly adapted to create a functional utility area with plumbing for a washing machine and dryer, a sink unit, countertop space and additional storage. A convenient downstairs cloakroom completes the ground floor. Upstairs you'll find three well-proportioned bedrooms, all enhanced by new carpets and décor. The refitted bathroom now provides a touch of luxury, featuring a large walk-in double shower, a corner bath, and a modern WC and sink vanity unit — designed for comfort and ease. Outside, the home continues to impress. A neatly kept front lawn is paired with a block-paved driveway providing ample parking and access to a single garage. The private, enclosed rear garden offers both patio and lawn areas — perfect for relaxing or entertaining. With double glazing, gas central heating, this superbly presented property offers an ideal opportunity for families, professionals or downsizers seeking a move-in ready home in one of South Derbyshire's most sought-after market towns.

Area Information

Melbourne itself is one of the most sought-after locations within South Derbyshire, enjoying a particularly high standard of amenities and leisure facilities including pubs, restaurants, boutique shops, Post Office and doctors surgery. The A50 and M1 are readily accessible for the commuter, as is East Midland airport and Parkway railway station which offers a very regular service to London St Pancras.

Entrance

Entrance door leading to: -

Entrance Hall

Having stairs off to the first floor and useful storage cupboard, door leading to: -

Dining Kitchen

Having a range of matching base and wall units, breakfast bar area, tall storage cupboards, gas hob and extractor fan, double oven, anthracite one and a half bowl sink and drainer unit with swan neck mixer tap over, space for a fridge/freezer, anthracite vertical radiator, inset spotlights to the ceiling, UPVC double glazed window to the rear elevation, LVT style flooring to the floor following through to the dining area, opening with bifold style doors to: -

Lounge

Having UPVC double glazed bow window to the front elevation, feature fireplace with inset electric flame effect fire, light fitting to the ceiling, the LVT style flooring continues from the kitchen and dining room.

Utility Room

Door from dining area leads to a conservatory which has been cleverly converted to a utility room with plumbing for a washing machine and dryer, a sink unit, countertop space and additional storage. Door leads to: -

Cloaks Wc

Having low level WC and sink unit with tap.

First Floor

Having UPVC double glazed window to the front elevation, airing cupboard.

Bedroom One

Having UPVC double glazed window to the front elevation, central heating radiator, carpeted floor

Bedroom Two

Having UPVC double glazed window to the rear elevation, central heating radiator, carpeted floor.

Bedroom Three

Having UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring.

Family Bathroom

Having four-piece white suite comprising corner bath unit with side mounted chrome mixer tap and shower attachment, double length shower unit with glazed sliding door fully tiled to the cubicle, sink attached to vanity unit with storage beneath and chrome mixer tap over, half tiling to the walls, UPVC double glazed opaque glazed window to the rear elevation.

Outside

Garage

Having a car port leading to a single brick-built garage

Front

Having driveway leading up to the car port providing off road parking for several cars, front garden laid to lawn.

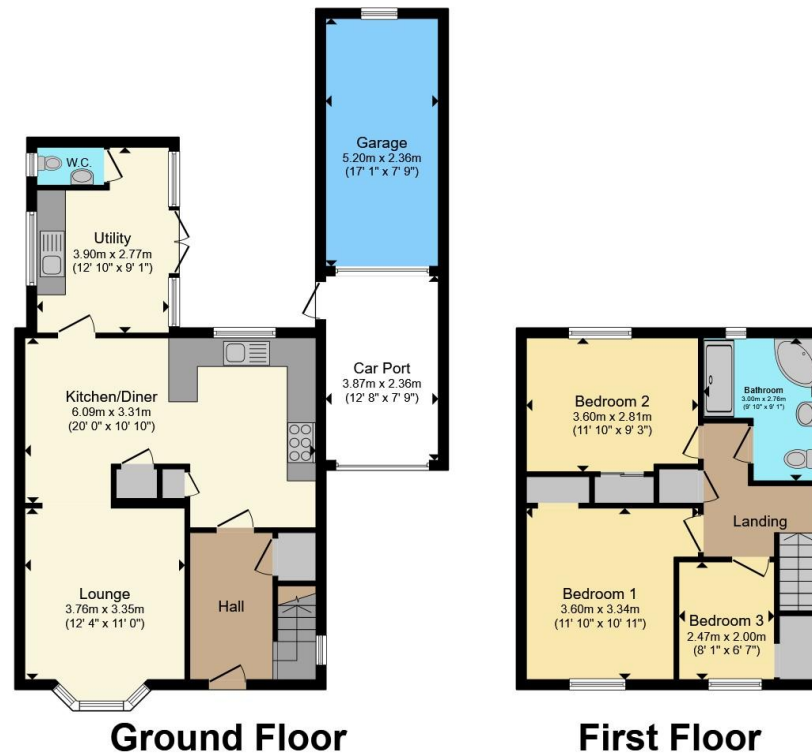
Rear

Having a private enclosed rear garden mainly laid to lawn, with raised beds and paved patio from the conservatory, further seating area to the rear of the garden.









Total floor area 121.0 m² (1,302 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref: MEL205861 - 0003

Tenure:Freehold EPC Rating: Awaited

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