MELBOURNE
Sales & Lets

Woodlands Way, Derby, DE73 8DR
Offers Over £300,000

Upon entering, you are welcomed by a bright entrance hall giving access to the principal ground floor accommodation. The spacious lounge is a real feature of the home, boasting an attractive fireplace, bespoke under-stairs storage cupboards and stunning bi-fold doors that open onto the rear garden, allowing natural light to flood the room while creating a wonderful space for entertaining and relaxing.

The impressive open-plan kitchen diner forms the heart of the home. Overlooking the front elevation, large windows ensure the room remains light and airy throughout the day. The contemporary fitted kitchen offers an excellent range of wall and base units, complemented by a freestanding Rangemaster five-burner gas cooker, space for a washing machine and fridge freezer, together with ample room for a six to eight-seater dining table, making it ideal for family meals and social occasions alike.

To the first floor, the landing provides access to three well-proportioned bedrooms together with a stylish family bathroom, fitted with a panelled bath with electric shower over, low-level WC and wash hand basin incorporated into a modern vanity unit.

Outside, the property continues to impress with a fully enclosed rear garden, offering a generous patio seating area leading onto a well-maintained lawn, providing an ideal environment for children to play or for summer entertaining. A secure side gate gives access to the front driveway, where off-road parking is available for two vehicles.

Offering spacious and versatile accommodation in one of Melbourne's most desirable residential locations, this wonderful home is ideally suited to first-time buyers, growing families and those looking to enjoy village living. Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.

Tenure
Freehold

Council Tax Band
South Derbyshire Council

Council Tax Band : B

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.

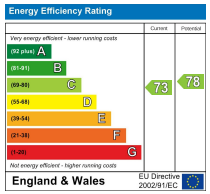
Measurements
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

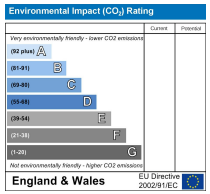
Money Laundering
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to 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.





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