



MELBOURNE
Sales & Lets

Church Lane, Derby, DE73 7HB
Guide Price £625,000

Location

Barrow upon Trent is a highly regarded and picturesque village offering a peaceful semi-rural setting whilst remaining exceptionally well connected. The property enjoys convenient access to the A50, A38 and M1 motorway network, making it ideally situated for commuters travelling to Derby, Burton upon Trent, Nottingham, Leicester and Birmingham. East Midlands Airport is also within easy reach.

The village itself offers a charming community atmosphere, surrounded by attractive Derbyshire countryside and nearby riverside walks. A range of everyday amenities can be found having a strong village community including highly sought after primary school together with village hall, playgroup, church and local pub. The neighbouring villages of Chellaston, Melbourne and Willington, whilst Derby city centre lies approximately five miles away, providing an extensive selection of shopping, leisure and dining facilities.

Rail services are available from nearby Willington and Peartree stations, with further connections available from Derby railway station, offering direct routes to a variety of major destinations across the country. The area is also well served by reputable local schooling, making it particularly appealing to families seeking both convenience and village living.

Tenure

Freehold

Council Tax Band

South Derbyshire Council

Council Tax Band : F

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.

