



5 Bed House - Detached

78A Commerce Street, Melbourne, Derby DE73 8FT

Offers Around £740,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- New Build Three-Storey Detached Home - Ready To Move Into Immediately
- Gated Development - Electric Gate - Close To Melbourne Town
- Lounge
- Living Kitchen/Dining/Snug
- Utility/Cloakroom
- Four/Five Bedrooms (Study) & Four Bathrooms
- Landscaped Gardens
- Block Paved Driveway - Brick Carport - Brick Garage
- 10 Year Warranty - High Efficiency Solar Panels - EPC rating A
- Part Exchange Considered - No Chain Involved

LAST PLOT AVAILABLE - Fabulous four/five bedroom, four bathroom detached property with carport and garage located within this popular gated small development in Melbourne.

Designed with energy efficiency in mind, the property benefits from solar panels, gas central heating with underfloor heating to the ground floor - EPC rating A

Mount Court - Gated Courtyard - Electric Gate

Mount Court is an exclusive development of four prestigious five and six bedroom detached homes, situated in a courtyard setting adjoining Commerce Street in the desirable town of Melbourne and nestled in the South Derbyshire countryside.

Melbourne

The property is situated close to the very favourable town of Melbourne which provides an excellent and varied range of amenities including shops, restaurants, village Inns and bus services. Melbourne lies within the highly accessible Chellaston School catchment area, also reputable Repton Prep School and Repton Public School. It is also noted for Melbourne Hall with its delightful grounds and pool together with the historic Calke Abbey at Ticknall and boating and fishing facilities are also provided at Staunton Harold Reservoir. The property has easy access to local centres including Derby 8 miles, Nottingham 16 miles, East Midlands Airport 6 miles

Accommodation

Storm Porch

Outside light.

Entrance Hall

11'1" x 4'9" (3.40 x 1.46)

With entrance door with inset window, wood flooring with underfloor heating, spotlights to ceiling, telephone intercom, attractive staircase with glass balustrade leading to first floor.

Cloakroom

5'1" x 3'6" (1.57 x 1.07)

With low level WC, fitted wash basin with chrome fittings with fitted base cupboard underneath, wood flooring with underfloor heating, tiled splashbacks, extractor fan, spotlights to ceiling and internal oak veneered door with chrome fittings.

Lounge

19'6" x 10'9" (5.95 x 3.30)

With fireplace alcove with raised stone hearth, fitted carpet with underfloor heating, double glazed window to side, double glazed window overlooking rear garden and internal oak veneer door with chrome fittings.



Living Kitchen/Dining/Snug

31'2" x 9'10" (9.52 x 3.01)

Snug area

With tiled flooring with underfloor heating, spotlights to ceiling and double glazed window.



Dining Area

With tiled flooring with underfloor heating and two matching double glazed bifolding doors opening onto garden.



Kitchen Area

With inset one and a half stainless steel sink unit with mixer tap, wall and base fitted units with attractive matching worktops, built-in Neff five ring induction hob with Neff extractor hood over, built-in Neff microwave, built-in Neff double electric fan assisted oven, integrated CDA fridge/freezer, integrated CDA dishwasher, concealed Ideal heating boiler, continuation of the matching worktops forming a useful breakfast bar area with built-in wine cooler, tiled flooring with underfloor heating, spotlights to ceiling and two double glazed windows.



Utility Room

7'7" x 6'3" (2.33 x 1.91)

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, integrated CDA washing machine, tiled flooring with underfloor heating, spotlights to ceiling, double glazed window and double glazed door giving access to garden.



First Floor Landing

12'4" x 11'4" (3.78 x 3.46)

With spotlights to ceiling, fitted carpet, two radiators, built-in cupboard housing the high efficiency hot water cylinder, double glazed window to front and the continuation of the attractive staircase with glass balustrade leading to second floor.



Bedroom One

14'7" x 11'3" (4.45 x 3.45)

With radiator, fitted carpet, spotlights to ceiling, double glazed window to front, double glazed window to rear and internal oak veneer door with chrome fittings.



Dressing Room

6'7" x 6'11" (2.03 x 2.11)

With radiator, fitted carpet, spotlights to ceiling and double glazed window to rear.



En-Suite

7'8" x 7'4" (2.36 x 2.25)

With bath with chrome fittings, fitted wash basin with chrome fittings, low level WC, separate shower cubicle with chrome shower, tiled splashbacks, tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, shaver point, extractor fan, double glazed window to front and internal oak veneer door with chrome fittings.



Bedroom Two

11'3" x 9'7" (3.43 x 2.94)

With spotlights to ceiling, fitted carpet, radiator, double glazed window to rear and internal oak veneer door with chrome fittings.



En-Suite

6'8" x 5'7" (2.04 x 1.72)

With double shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, tiled splashbacks, tiled flooring, spotlights to ceiling, extractor fan, heated chrome towel rail/ radiator, double glazed window to rear and internal oak veneer door with chrome fittings.



Bedroom Three/Study

11'10" x 9'4" (3.62 x 2.86)

With radiator, fitted carpet, double glazed Velux window to front and internal oak veneer door with chrome fittings.



Family Bathroom

8'3" x 7'10" (2.52 x 2.39)

With bath with chrome fittings, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, separate shower cubicle with chrome shower, tiled splashbacks, tiled flooring, shaver point, extractor fan, spotlights to ceiling, heated chrome towel rail/radiator, double glazed window to side and internal oak veneer door with chrome fittings.



Second Floor Landing

8'5" x 6'5" (2.57 x 1.97)

With fitted carpet, radiator, spotlights to ceiling, far-reaching views to rear, double glazed Velux window to front and double glazed window to rear.

Bedroom Four

12'7" x 10'7" (3.86 x 3.23)

With fitted carpet, radiator, double glazed Velux window to front, double glazed window to rear, far-reaching views to rear and internal oak veneer door with chrome fittings.



Storage Area in Bedroom Four

7'0" x 4'8" (2.15 x 1.43)

With power and lighting.

Bedroom Five

12'7" x 7'8" (3.85 x 2.36)

With fitted carpet, radiator, double glazed window to rear, far-reaching views and internal oak veneer door with chrome fittings.



Shower Room

6'8" x 4'7" (2.05 x 1.41)

With a double shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, tiled splashbacks, tiled flooring, shaver point, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator and internal oak veneer door with chrome fittings.



Garden

To the rear of the property there is a private, enclosed rear garden enjoying shaped lawns, Indian stone patios providing pleasant sitting out entertaining space complemented by well stocked beds and borders.

Driveway

A block paved driveway provides car standing space for two cars plus carport and plus single garage.



Carport

18'6" x 10'6" (5.64 x 3.21)

With block paving and side access gate giving access to garden.



Garage

19'0" x 9'8" (5.80 x 2.95)

With power and lighting.



Council Tax Band

To Be Confirmed

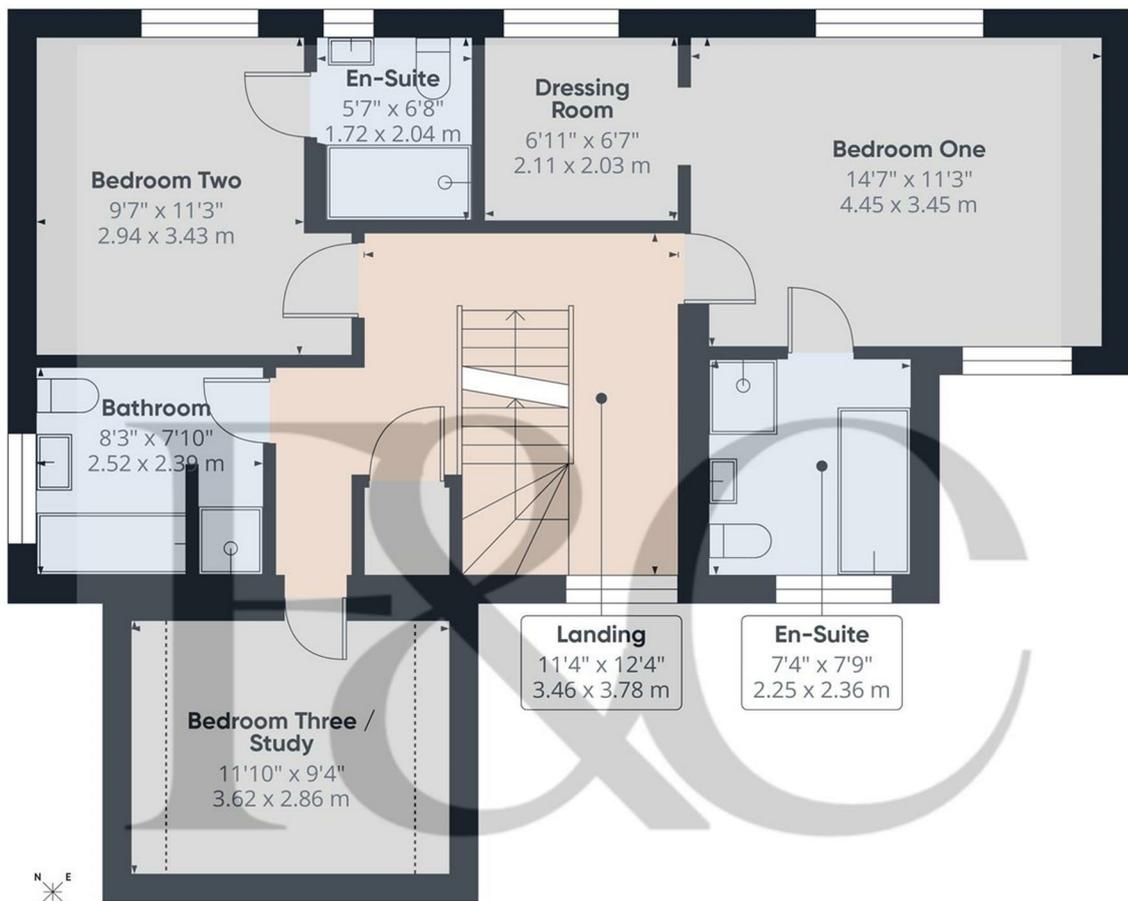


Service Charge

Service charge of £474.26 per year



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Floor 1

Approximate total area⁽¹⁾

744 ft²
69.1 m²

Reduced headroom

23 ft²
2.1 m²

(1) Excluding balconies and terraces

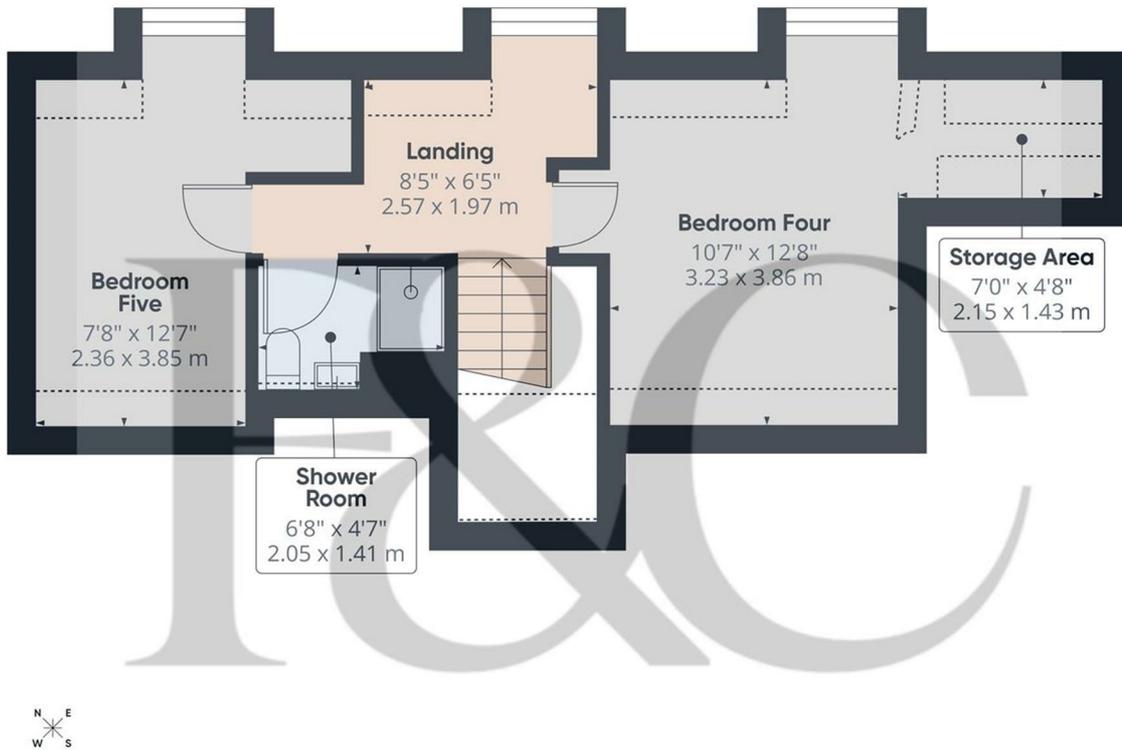
Reduced headroom

..... Below 5 ft/1.5 m

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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Approximate total area⁽¹⁾

388 ft²
36 m²

Reduced headroom

66 ft²
6.1 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

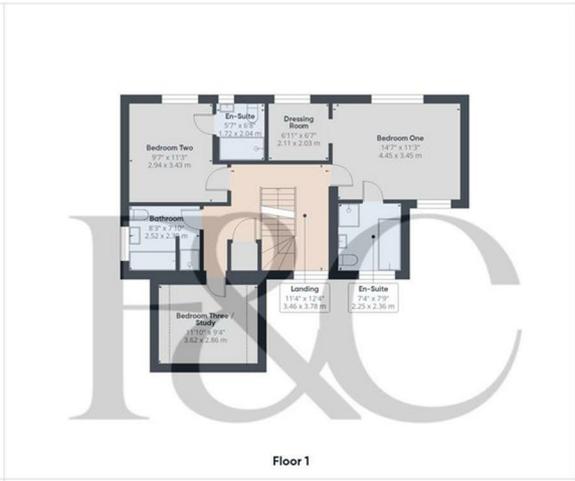
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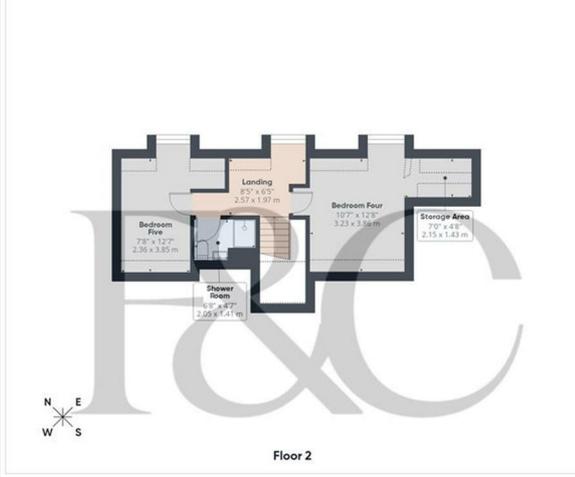
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Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
2306 ft²
214.1 m²

Reduced headroom
97 ft²
9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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