



Union Street, Melbourne



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£420,000



### Key Features

- Bespoke Three-Bedroom Detached Home
- A Period-Style Setting with Traditional Sash windows and High Ceilings
- Generous Lounge with Multiple Aspect Windows and Dual-Fuel Burner
- Modern Kitchen/Diner with Shaker Cabinets, Oak-Effect Worktops + Appliances
- Plus Pantry | Utility Room | Cloakroom/W.C.
- Master Bedroom + Dressing Room and En-Suite
- EPC rating U
- Freehold





This beautifully crafted property offers a seamless blend of timeless character and modern comfort, featuring traditional sash windows, high ceilings, and a generously proportioned layout ideal for contemporary family living. Enjoy picturesque views across open countryside stretching towards the historic church at Breedon on the Hill, adding a rare and tranquil backdrop to this already exceptional home.

Step inside to discover a flowing layout that begins with a generous lounge featuring multiple aspect windows for an abundance of natural light. French doors open to the beautifully maintained south-westerly garden, offering a log burner for cosy evenings. The sleek kitchen/diner is a culinary dream with shaker cabinets, oak-effect worktops, and top-notch appliances, perfect for family feasts. Enjoy the practicality of a pantry and utility room, alongside a handy cloakroom/W.C on the ground floor.

Ascend to the first floor where the master suite awaits, complete with a dressing area and fitted wardrobes, complemented by an en-suite featuring a luxurious shower. Two additional spacious bedrooms and a family bathroom provide ample accommodation for all.

Outside, tranquillity reigns in the sunlit garden, with mature hedging for privacy, multiple patios, and a raised vegetable plot ready for your green thumb. A chic home office provides a perfect retreat for remote work or study. Plus, the block-paved driveway offers off-road parking for two cars.

This home is more than just a residence; it's an invitation to a lifestyle of comfort and elegance. Don't miss the opportunity to make it yours. Contact our Melbourne team to arrange a viewing today!

Located in the heart of Melbourne, a charming village in Derbyshire, Union St offers not just a stunning family home, but also the benefits of residing in a community rich in history and natural beauty. Melbourne is renowned for its quintessentially English character, boasting a range of period architecture and picturesque surrounding landscapes. Known for its vibrant cultural scene, Melbourne hosts various local events and festivals throughout the year, providing a dynamic atmosphere for residents.

Families will appreciate the outstanding educational facilities available, with reputable primary and secondary schools within easy reach. Nearby, Melbourne Hall provides a fascinating glimpse into the area's heritage, with its beautiful gardens open to the public that offer a perfect place for leisurely strolls. Additionally, a range of leisure activities such as walking and cycling trails ensure there's plenty of ways to enjoy the great outdoors.

Melbourne's convenient location means that commuting to nearby cities is effortless. Derby and Nottingham are both within an easy driving distance, offering access to a wider range of shopping, dining, and entertainment options. Transport links are robust, with major roads connecting you to the wider Midlands network, as well as public transportation options making travel straightforward for work or leisure.

For amenities closer to home, Melbourne offers a selection of independent shops, cafes, and restaurants, creating a friendly and welcoming community vibe. The village market is a popular local event, where fresh produce and artisan goods can be found, ensuring that all essentials are close at hand. Living in Melbourne means enjoying the perfect balance of rural tranquility and modern convenience.

## ACCOMMODATION

ENTRANCE HALLWAY 2.01m x 1.15m (6'7" x 3'10")

LOUNGE 4.38m x 4.34m (14'5" x 14'2")

KITCHEN/DINER 4.38m x 3.8m (14'5" x 12'6")

UTILITY ROOM 2.39m x 1.88m (7'10" x 6'2")

CLOAKROOM/W.C. 1.89m x 0.95m (6'2" x 3'1")

## FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.58m x 2.73m (15'0" x 9'0")

DRESSING ROOM 1.74m x 1.24m (5'8" x 4'1")

EN-SUITE SHOWER ROOM 1.89m x 1.65m (6'2" x 5'5")

BEDROOM TWO 4.64m x 2.24m (15'2" x 7'4")

BEDROOM THREE 2.83m x 2.04m (9'4" x 6'8")

BATHROOM 2.41m x 1.54m (7'11" x 5'1")

HOME OFFICE 3.39m x 2.18m (11'1" x 7'2")

## COUNCIL TAX BAND:-

The property is believed to be in council tax band: D

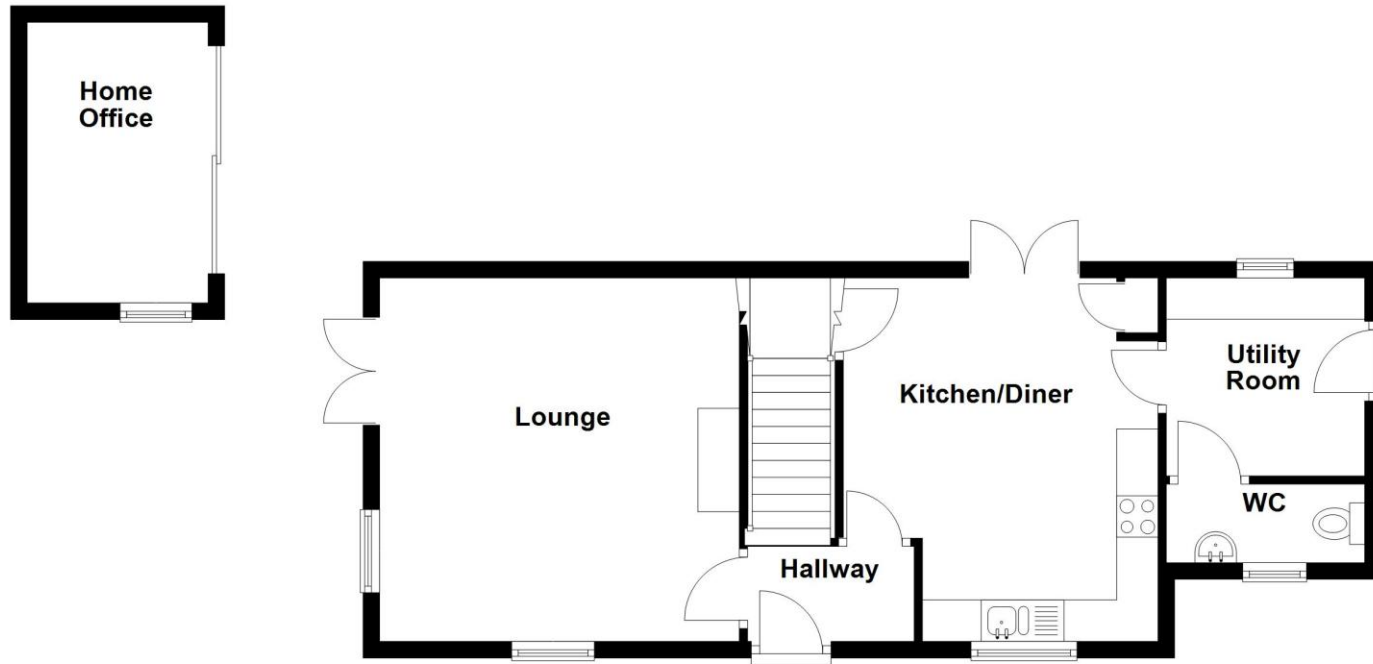
## HOW TO GET THERE:-

Postcode for sat navs: DE73 8FY

## PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## Ground Floor



## First Floor

