

MELBOURNE
Sales & Lets

Derby Road, Melbourne, DE73 8DE
Offers In The Region Of £725,000

206 Derby Road, Melbourne, DE73 8DE

A substantial and extended detached 1930's Family home, gas centrally heated and double glazed, Superb commanding location. Viewing essential - Four good bedrooms, entrance hallway, two sitting rooms, Separate Dining Room, Refitted kitchen, Utility room, First floor, principle bedroom with en suite, four bedrooms in total, Refitted family bathroom, superb gardens driveway for several cars via electric gates, single garage. Viewing strongly advised!







Entrance Hall
Having a timber door to the front with inset stained glass window. Feature minton tiled effect floor, Radiator.

Cloaks/WC
Having a two piece white suite comprising low level WC, wash hand basin, quarry tiled floor

Dining Room
Double glazed bay window to the front, Amtico flooring, feature open fireplace with tiled hearth, radiator, double glazed window to the side.

Refitted Kitchen
contemporary modern fitted cupboards and quartz worktops, A range of fitted appliances including AEG eye level electric fan oven, combi Microwave, fridge /freezersslimline dishwasher AEG extractor hood and induction hob. A one and a half bowl sink unit with mixer taps over,Upvc window to the rear and Amtico flooring.

Utility Room
with a modern range of fitted cupboards and work tops, single drainer sink unit, space for a washer/dryer, laminate flooring, Worcester central heating boiler,

Rear Sitting Room
With Feature multi fuel burning stove on a slate hearth with oak beam over, four wall light points, Upvc window to the rear and patio doors to the rear garden. Laminate flooring and radiator.

Front Sitting Room
With a walk in bay window to the front, feature Mourne multi fuel stove with slate hearth, double glazed window to the rear. oak flooring and radiator

First Floor

Spacious Landing
Loft access, double glazed window to the side.

Principle Bedroom
With a double glazed window to the front and radiator

Ensuite Shower Room
WIth a fitted two piece suite - shower cubicle with mains shower, wash hand basin, double glazed indow to the front, tiled floor and radiator/ towel rail.

Bedroom Two
A lovely dual aspect room with double glazed windows to the front and side, radiator.

Bedroom Three
Double glazed windows to the front and side, Radiator

Bedroom Four
Double glazed windows to the rear and side and a radiator.

Family Bathroom
Re Fitted with a high quality Heritage suite comprising; panelled bath with shower mixer taps, pedestal wash hand basin, shower cubicle with mains rain head shower,

Seperate WC
Adjacent to the bathroom with a matching Heritage two piece suite including WC and a wash hand basin reproduction styled minton tiled floor radiator and UPVC Window to the rear,

Outside
Approached via electric gates with an impressive driveway is an extensive block paved driveway with turning area and parking for several vehicles.
The House is flanked within a great plot with predominant lawned areas and mature garden areas.

Garage
Having an electric remote controlled roller shutter door, light and power.

Tenure
Freehold

Council Tax Band
South Derbyshire Council

Council Tax Band : F

Viewings
Please contact David, Julie or Henry at our office to arrange your viewing.
All viewings are by appointment only.

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.
Sewage is via the properties own waste disposal Klargester system

Valuations
If you have a property to sell please contact us to arrange your free valuation.
We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

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

Hours Of Business
Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.











Floor 0



Floor 1

Approximate total area[1]
1750.95 ft²

Reduced headroom
6.95 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 0

Approximate total area[1]
858.63 ft²

Reduced headroom
6.95 ft²

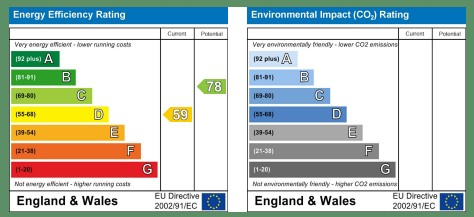
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