



MELBOURNE
Sales & Lets

Commerce Street, Derby, DE73 8FT
£575,000

84 Commerce Street, Melbourne, Derby, DE73 8FT

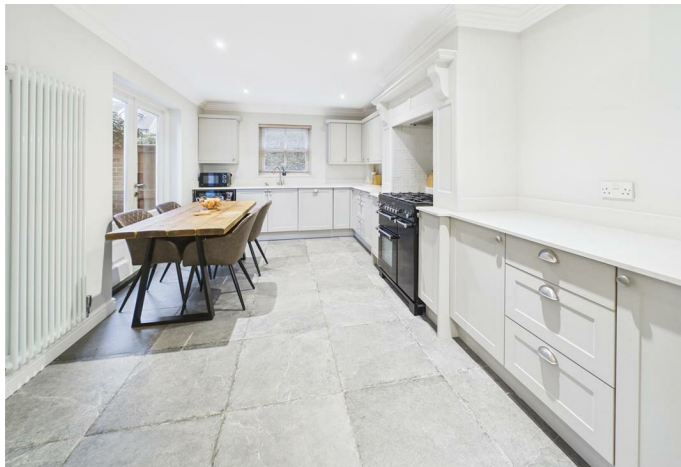
Set behind a brick boundary wall, this impressive detached family home was constructed in 2002 and designed with elegant Georgian-inspired proportions, offering generous room sizes, tall ceilings and classic sash-style windows throughout. Having circa 1900ft² of living accommodation.

Arranged over two floors, the property provides substantial and flexible living accommodation, ideal for modern family life. The ground floor includes a welcoming entrance hall with cloakroom/WC, a formal lounge featuring a striking fireplace and log-burning stove, a separate study or and an additional rear dining room or family room overlooking the garden. A spacious kitchen breakfast room forms the heart of the home and is complemented by a separate utility room.

Upstairs, there are four well-proportioned double bedrooms, all fitted with built-in wardrobes. The primary bedroom and guest bedroom both benefit from stylish, modern ensuite shower rooms, while the remaining bedrooms are served by a beautifully refitted family bathroom complete with underfloor heating.

Externally, the property enjoys a private walled rear garden, along with a low-maintenance front garden. Access to the garage is via a driveway with right of access over to the side of the house leading to a detached double garage with remote-controlled door, with additional parking available in front for two vehicles. Further features include gas-fired central heating and double-glazed sash windows throughout.

Located in a highly sought-after residential area, this substantial home combines classic design with modern comfort and must be viewed to be fully appreciated.



Tenure

Freehold

Council Tax Band

South Derbyshire

Council Tax Band : F

Viewings

Please contact David, Julie 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 - 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.

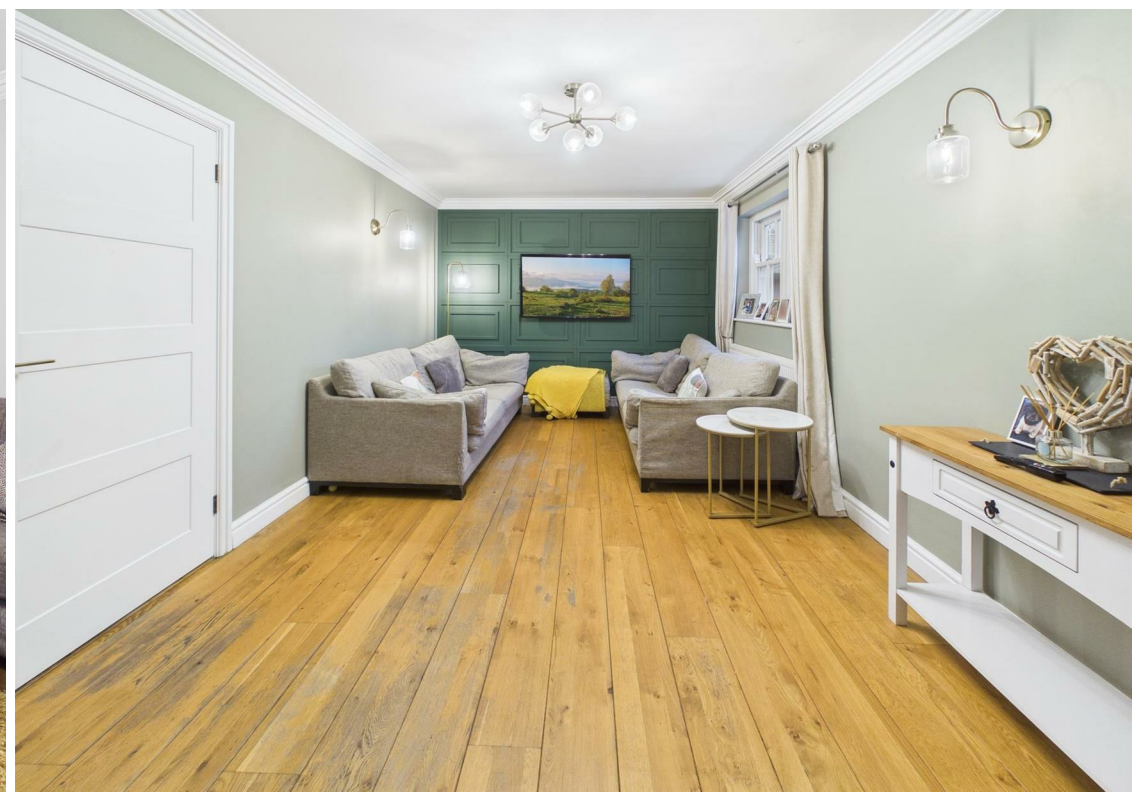
General Note

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 property.

Hours Of Business

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

Saturday 10am - 3:30pm.







Floor 0



Floor 1

Approximate total area¹⁾

1711 ft²

Reduced headroom

13 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

