ABODE
SALES & LETTINGS

Church Street, Melbourne, Derbyshire, DE73 8EJ

£785,000



https://www.abodemidlands.co.uk/







OPEN EVENT SATURDAY I4th NOVEMBER 2pm - 4pm ALL WELCOME
NO APPOINTMENT REQUIRED

**** £25,000* to spend your way & save over £2,750* in luxury upgrades **** The William – The Pick of the Development. An exceptional four-bedroom detached home, occupying a prime position at Poppy Court and undoubtedly the pick of the development. Arranged over three floors, this impressive property offers generous, versatile accommodation, with each of the four bedrooms benefiting from its own en suite, creating the perfect balance of luxury, privacy and practicality.

The ground floor features an entrance hall, guest cloakroom and a spacious sitting room, providing an ideal space to relax and entertain. The superb kitchen diner forms the heart of the home, offering plenty of room for family dining and socialising, with a separate utility room adding further convenience.

The first floor provides a useful study, ideal for home working, together with two double bedrooms both with en suites and finally the second floor with two further double bedrooms again both with en suites.

As a standout property within Poppy Court, The William offers an enviable combination of space, style and contemporary living, making it an ideal choice for growing families or those seeking a substantial modern home. A rare opportunity to secure one of the development's most impressive properties.

ABODE
SALES & LETTINGS

POPPY COURT

Welcome to Poppy Court, an exclusive Georgian inspired collection of just five 3 and 4-bedroom homes in the heart of Melbourne, Derbyshire. Capturing the elegance and charm of Georgian architecture, thoughtfully reimagined for modern living, each home at Poppy Court offers a rare opportunity to enjoy living in one of Derbyshire's most desirable and historic villages.

HALL

CLOAKROOM

SITTING ROOM

KITCHEN DINER

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM I

EN SUITE

BEDROOM 2

EN SUITE

STUDY

SECOND FLOOR LANDING

BEDROOM 3

EN SUITE

BEDROOM 4

EN SUITE





SPECIFICATION

INTERIORS

ENERGY-SAVING FEATURES

White grained cottage style doors with polished chrome handles
Built-in wardrobes to principal bedroom or dressing area*
Electric vehicle charger

EXTERNAL

Slabbed pathways to front and rear of homes

KITCHEN

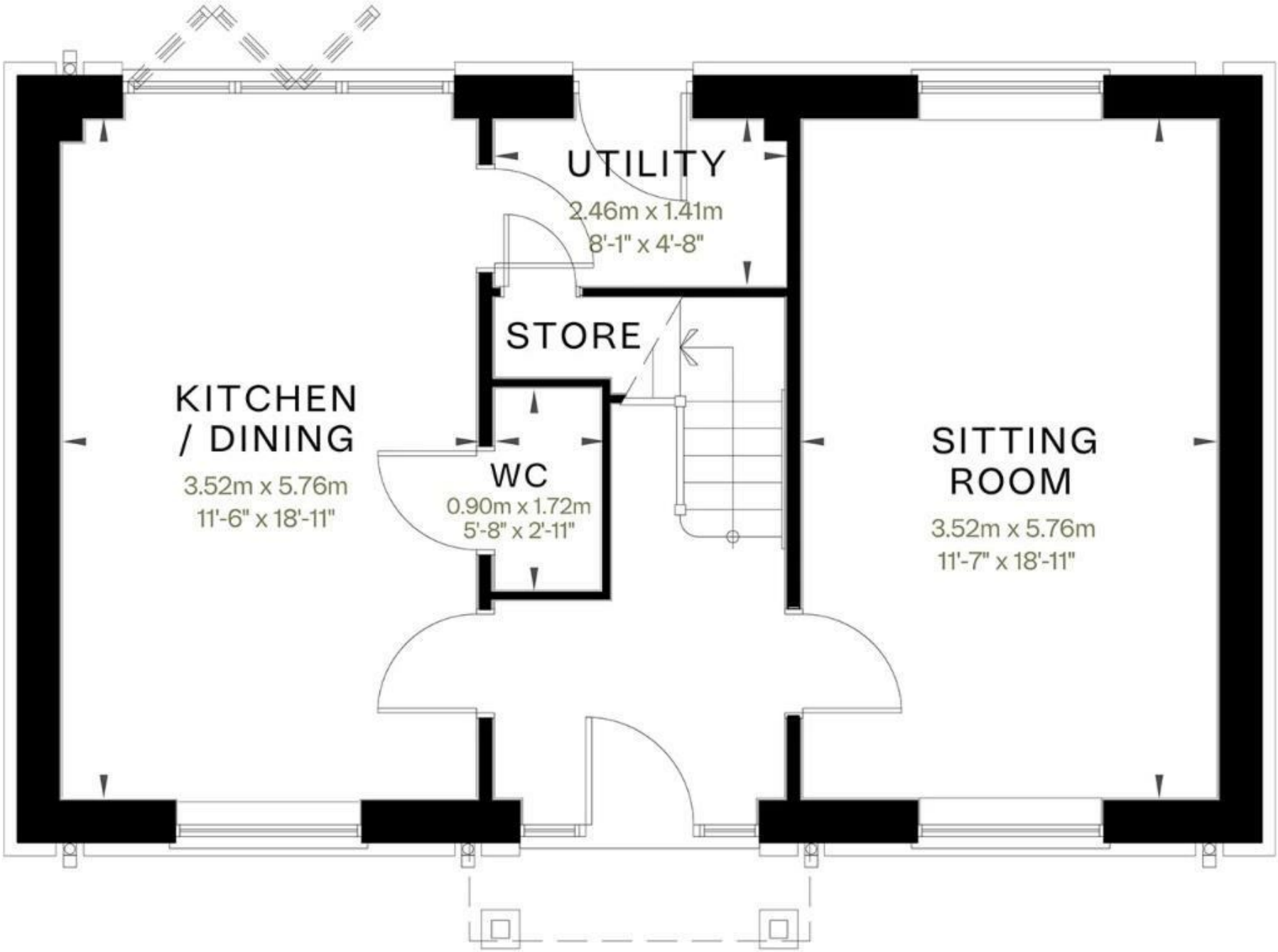
JT Ellis designed kitchens
Quartz worktops
Turf to front garden
AEG kitchen appliances
Fully integrated fridge freezer
Full integrated dishwasher

BATHROOM

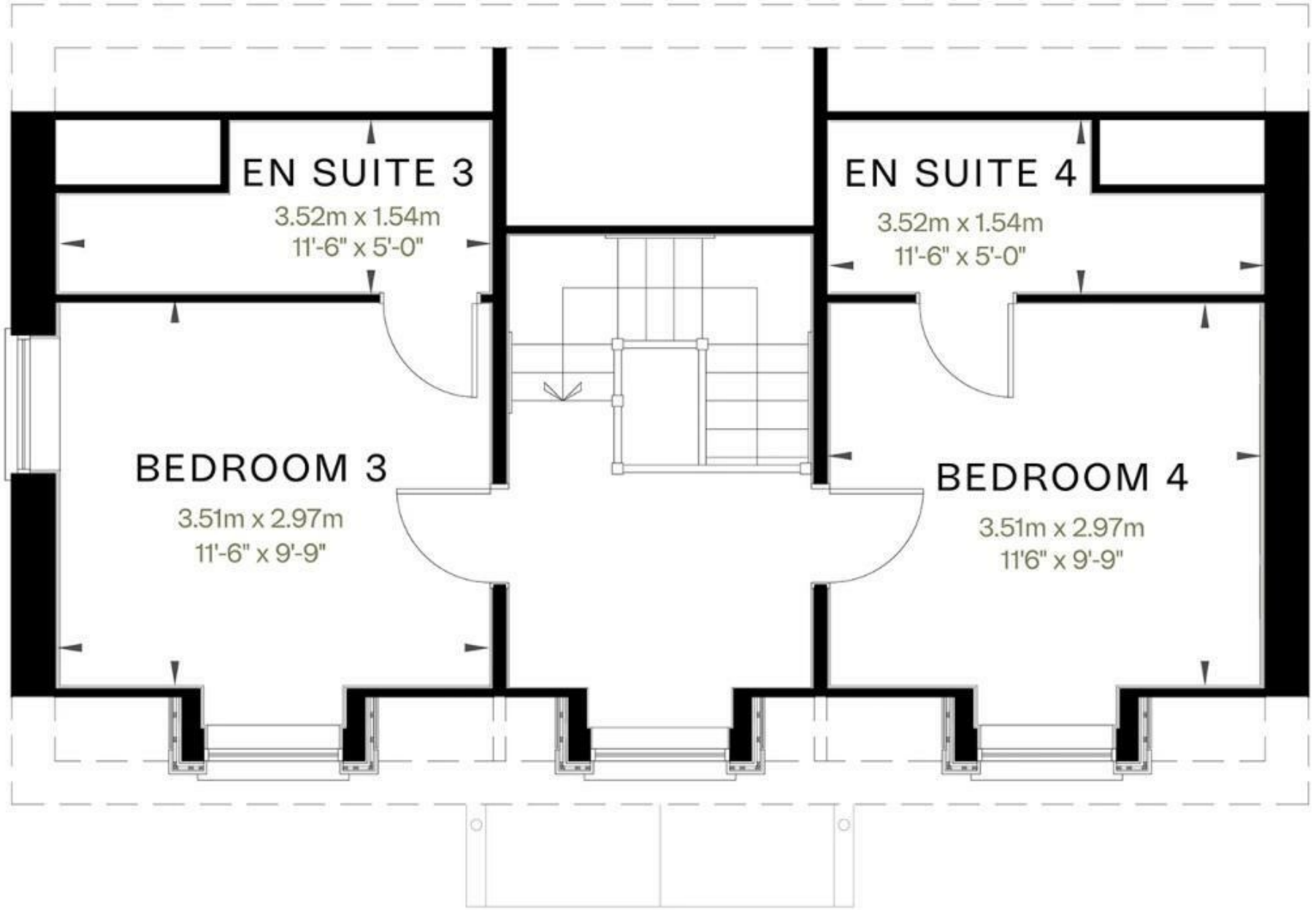
Ideal Standard sanitaryware with Aqualisa taps
Porcelanosa wall tiles to family bathroom and en-suites
Porcelanosa floor tiles to family bathroom

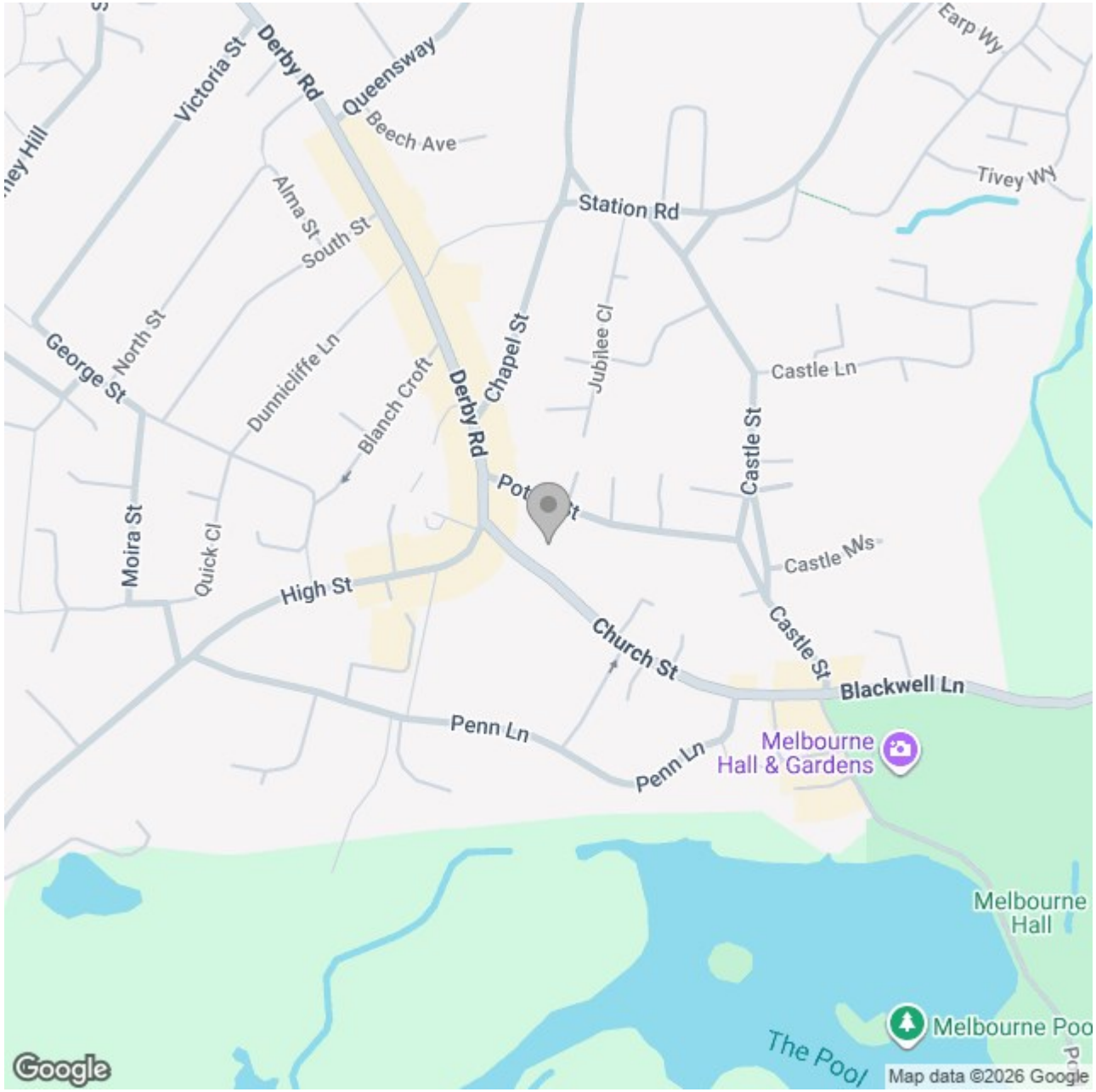
NOTE

* T&C's apply
Tenure is freehold and service charge applicable.


UTILITY
2.46m x 1.41m
8'-1" x 4'-8"
STORE
KITCHEN
/ DINING
3.52m x 5.76m
11'-6" x 18'-11"
WC
0.90m x 1.72m
5'-8" x 2'-11"
SITTING
ROOM
3.52m x 5.76m
11'-7" x 18'-11"


EN SUITE 1
3.52m x 2.00m
11'-6" x 6'-7"
EN SUITE 2
2.46m x 1.41m
8'-1" x 4'-8"
BEDROOM 2
3.52m x 3.55m
11'-7" x 11'-8"
PRINCIPAL BEDROOM
3.52m x 3.67m
11'-7" x 12'-0"
CYL
STUDY
2.41m x 2.12m
7'-11" x 7'-0"


EN SUITE 3
3.52m x 1.54m
11'-6" x 5'-0"
EN SUITE 4
3.52m x 1.54m
11'-6" x 5'-0"
BEDROOM 3
3.51m x 2.97m
11'-6" x 9'-9"
BEDROOM 4
3.51m x 2.97m
11'6" x 9'-9"



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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.