MELBOURNE
Sales & Lets

The Woodlands, Derby, DE73 8DQ
£350,000

111 The Woodlands, Melbourne, Derby, DE73 8DQ

Situated in a peaceful and highly sought-after position within The Woodlands, Melbourne, this spacious four-bedroom detached family home presents an excellent opportunity for buyers seeking a property they can modernise and make their own.

The accommodation begins with an entry, complete with a convenient ground floor WC, leading through to a generous open-plan lounge and dining area. This bright and versatile living space benefits from sliding patio doors opening onto the substantial rear garden, creating an ideal setting for family living and entertaining.

The kitchen is fitted with a range of wall and base units, offers space for appliances, and benefits from a useful pantry providing additional storage.

To the first floor are four exceptionally well-proportioned bedrooms, two of which feature built-in wardrobes, together with a family bathroom, the property also has a loft.

Externally, the property enjoys a generous rear garden incorporating both patio and lawned areas, with side access to the front from both sides of the property. To the front, a driveway provides off-road parking for two vehicles and leads to a single garage.

Offering excellent potential, generous room sizes, and a tranquil residential location, this detached family home presents a fantastic opportunity to create a superb long-term residence.

Tenure
Freehold

Council Tax Band
South Derbyshire Council

Council Tax Band : D

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

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.

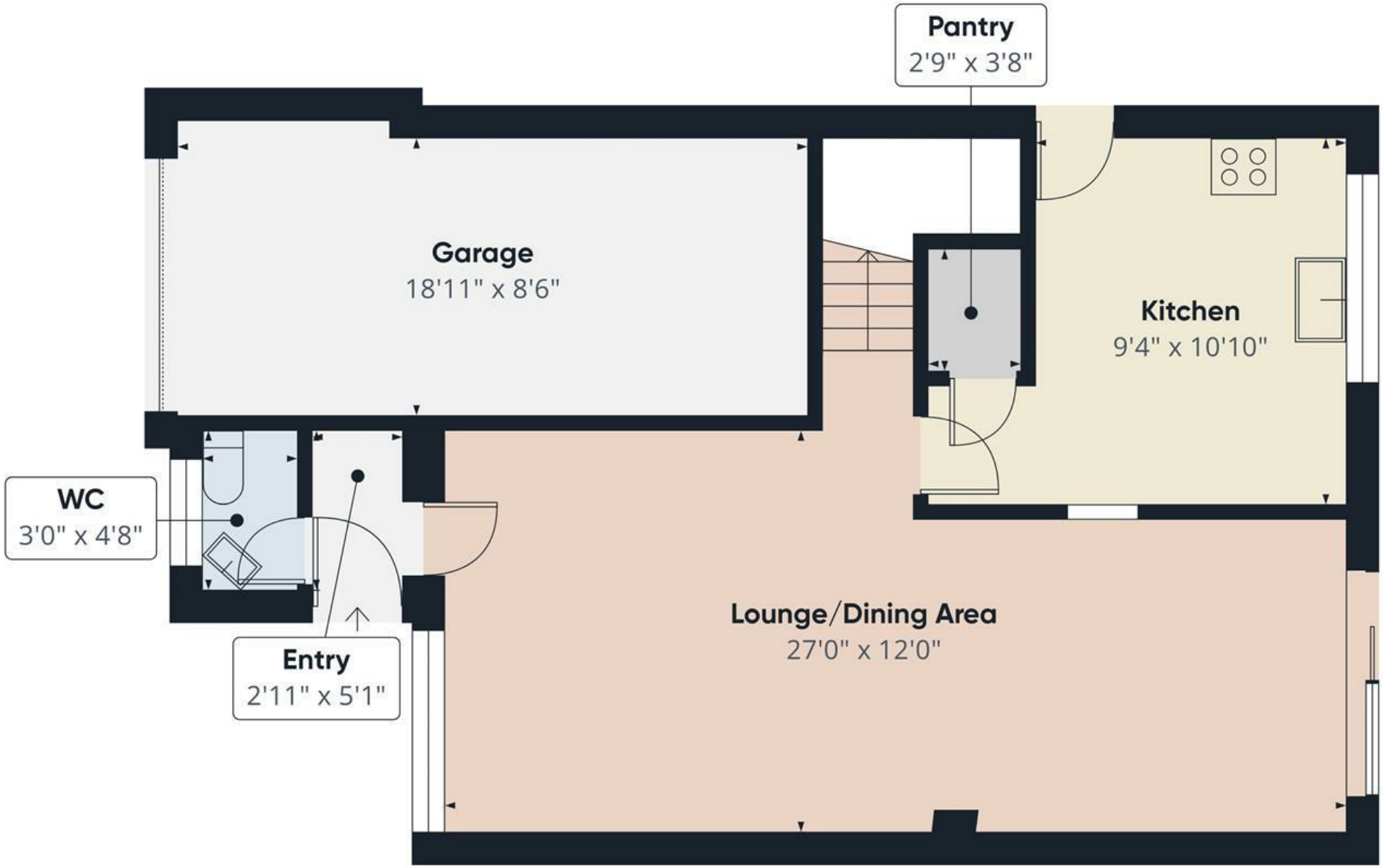
Measurements
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

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.



Approximate total area(1)

654 ft²

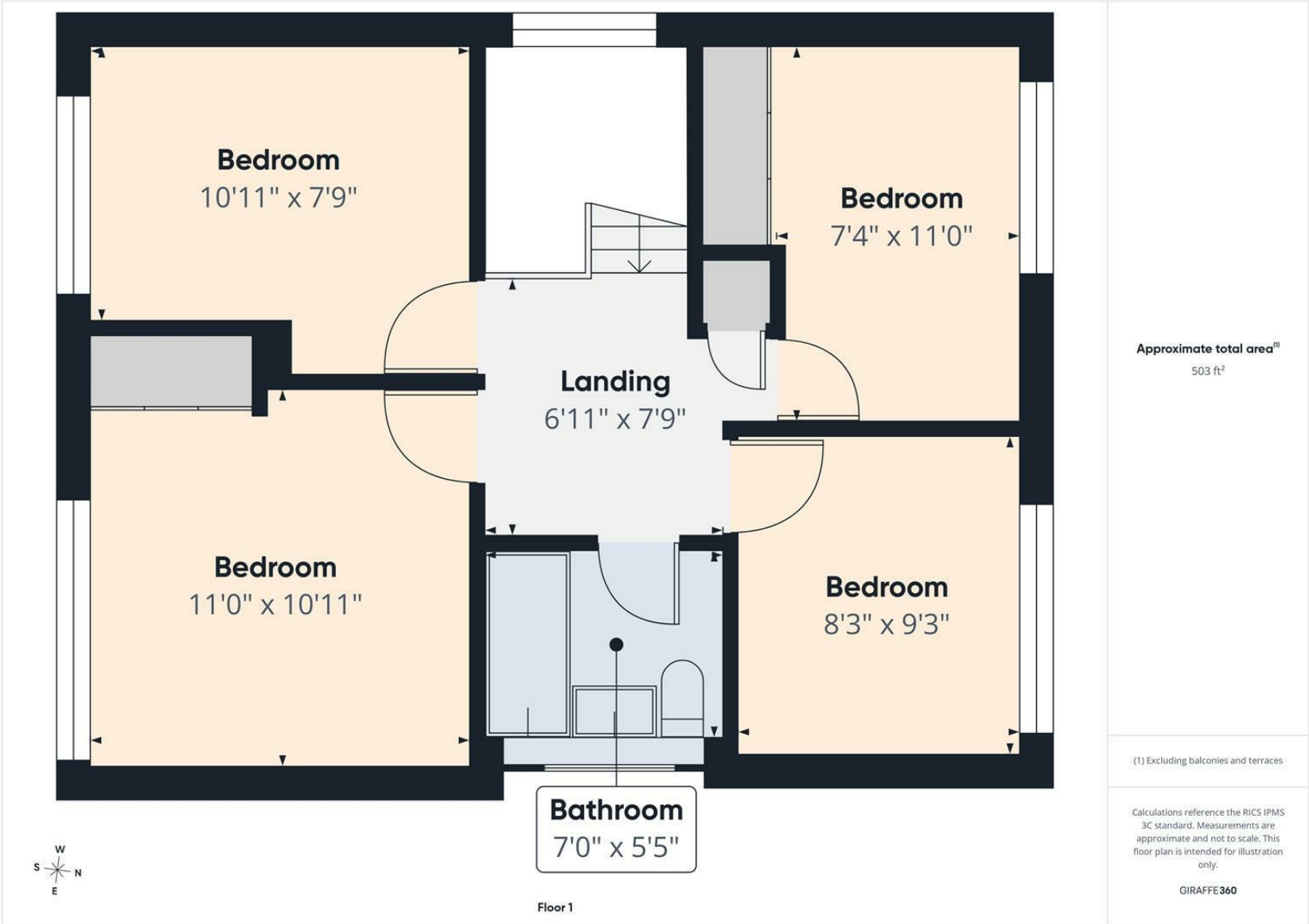
(1) Excluding balconies and terraces

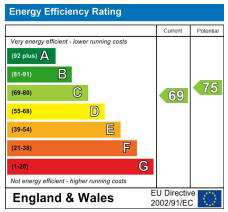
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

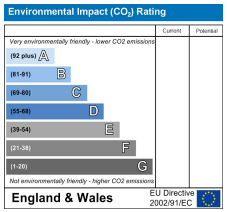
GIRAFFE360

W
S N
E

Floor 0







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