



**MELBOURNE**  
Sales & Lets

**South Street, Derby, DE73 8GB**  
**£550,000**

Upon entering the property, you are welcomed into an impressive entrance hall filled with character features, including high ceilings, with access to all principal ground floor accommodation and stairs rising to the first-floor landing.

To the ground floor, there is a spacious lounge with dual-aspect windows, allowing an abundance of natural light to flood the room throughout the year. The lounge further benefits from a feature log burner, creating a warm and inviting living space. Also located on the ground floor is a generously sized cloakroom and a spectacular open-plan breakfast kitchen and dining area. This stunning space benefits from bi-fold doors opening onto the rear garden, creating ideal indoor/outdoor living and entertaining space. Access from the kitchen leads through to a separate utility and laundry room.

A truly unique feature of this home is the versatile lower ground floor area, accessed from the entrance hall, currently utilised as a cinema room which could also be used snug, home office or children's playroom. This flexible area offers a variety of potential uses and is a rare addition to a property of this kind.

To the first floor, there are three well-proportioned double bedrooms and a beautifully appointed four-piece family bathroom suite comprising a bath, low-level WC, wash hand basin and separate shower cubicle.

Externally the property has a private walled garden with a good size patio area, ideal in the summer months of the year and a step up to a lawn with a path to the to where there is a gate which gives access to the off road parking spaces.

No stone has been left unturned by the current owners during the refurbishment of this property, with careful attention paid to both presentation and functionality throughout. The property further benefits from gas central heating.

For more information or to arrange a viewing, please contact us today to avoid missing out on this outstanding home.

### Location

Situated within the highly desirable market town of Melbourne, DE73 8GB enjoys a superb position within easy reach of a wide range of local amenities, independent shops, cafés, public houses and highly regarded schools. Melbourne is well known for its charming village atmosphere, attractive period properties and strong sense of community, making it one of South Derbyshire's most sought-after locations.

The area also benefits from excellent transport links, with convenient access to Derby, Nottingham, Leicester and major road networks including the A50, M1 and East Midlands Airport, making it ideal for commuters

Melbourne further offers a wealth of countryside walks and outdoor attractions nearby, including the popular Melbourne Hall and Reservoir, whilst still retaining excellent day-to-day conveniences and schooling

options within walking distance. The combination of character, connectivity and lifestyle continues to make Melbourne a highly desirable place to live.

**Tenure**  
Freehold

**Council Tax Band**  
South Derbyshire Council

Council Tax Band : D

### Viewings

Please contact Julie, Lauryn 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 - 5:30pm or Saturdays 10am - 3:30pm.

### 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

Monday to Friday 9am - 5.30pm - Excluding Bank Holidays.

Saturday 10am - 3:30pm.

