



North Street, Melbourne, Melbourne

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Offers in excess of £230,000



### Key Features

- Beautifully Renovated Victorian Two-Bedroom Terrace
- Blending Traditional Charm with Modern Comforts
- Cosy Lounge
- Refitted Kitchen/Diner
- Utility | Cloakroom/W.C | Rear Boot Room
- Two Double Bedrooms
- EPC rating D
- Freehold





Welcome to North St, Melbourne, where charming Victorian character meets contemporary comfort! Nestled in the heart of Melbourne, Derby, this beautifully renovated two-bedroom terrace house offers the perfect fusion of tradition and modernity—ideal for first-time buyers or savvy investors.

Step into the snug lounge, where a mesmerizing feature fireplace takes centre stage, accompanied by bespoke cabinets and laminate flooring. The newly installed kitchen dazzles with its stylish white cabinets, marble-style countertops, and state-of-the-art stainless steel appliances, while the adjoining utility room, boot room and cloakroom/w.c. ensure your practical needs are met.

Upstairs, discover two inviting double bedrooms and a chic three-piece bathroom, providing a peaceful retreat.

Outdoors, a serene, southerly facing enclosed garden beckons with its lush lawn, raised timber deck, and flourishing flower beds. Enjoy al fresco dining or simply unwind amidst the greenery. Don't miss your chance to call this meticulously updated Victorian treasure your new home!

Melbourne, Derby is a charming market town known for its vibrant community, rich history, and scenic surroundings. Situated just a short drive from the bustling city of Derby, Melbourne offers the perfect blend of rural charm and modern convenience. The town centre, within walking distance from North St, boasts a variety of local shops, cosy cafes, and traditional pubs that contribute to its friendly atmosphere. Moreover, Melbourne Hall and Gardens, a stately home with beautifully maintained grounds, are a short stroll away and provide residents with a picturesque setting for leisurely walks or family outings.

For those who enjoy outdoor activities, Melbourne is nestled on the edge of the National Forest, offering numerous walking and cycling trails to explore. The nearby Staunton Harold Reservoir is a haven for water sports enthusiasts and provides relaxing picnic spots with stunning views. Additionally, the area's natural beauty is complemented by a calendar of local events, such as the Melbourne Festival, which showcases arts and culture and fosters community spirit.

Melbourne benefits from excellent transport links, making it an ideal location for commuters. The A50 and A42 are easily accessible, connecting residents to major cities such as Nottingham, Birmingham, and Leicester. For those who prefer public transport, nearby Derby offers a well-connected train station, providing regular services to London, Manchester, and beyond. This connectivity ensures that Melbourne remains a convenient and attractive base for first-time buyers and investors alike.

Education is well catered for in Melbourne, with a selection of reputable schools that provide high-quality education for families. The area is known for its commitment to educational excellence, with primary and secondary schools boasting impressive Ofsted ratings. This aspect, coupled with the town's safe and welcoming environment, makes Melbourne an appealing choice for families looking to settle down.

## ACCOMMODATION

LOUNGE 3.37m x 3.3m (11'1" x 10'10")

STYLISH KITCHEN/DINER 3.65m x 3.37m (12'0" x 11'1")

## UTILITY AREA

CLOAKROOM/W.C. 1.75m x 0.9m (5'8" x 3'0")

BOOT ROOM 2.51m x 1.33m (8'2" x 4'5")

CELLAR 3.35m x 3.33m (11'0" x 10'11")

## FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.64m x 3.35m (11'11" x 11'0")

BATHROOM 2.42m x 1.74m (7'11" x 5'8")

BEDROOM TWO 3.35m x 3.33m (11'0" x 10'11")

## COUNCIL TAX BAND:-

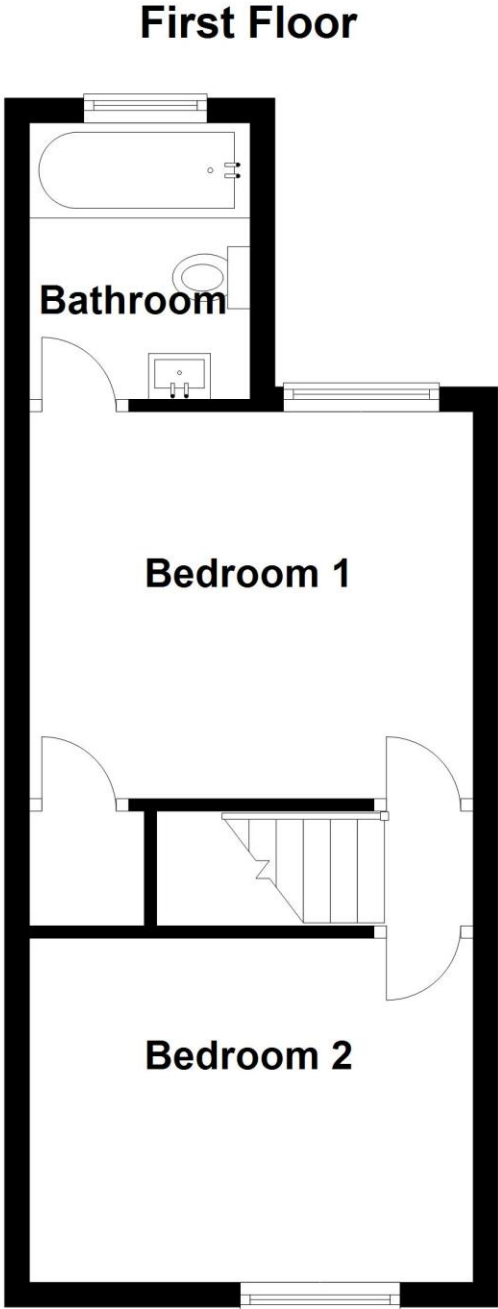
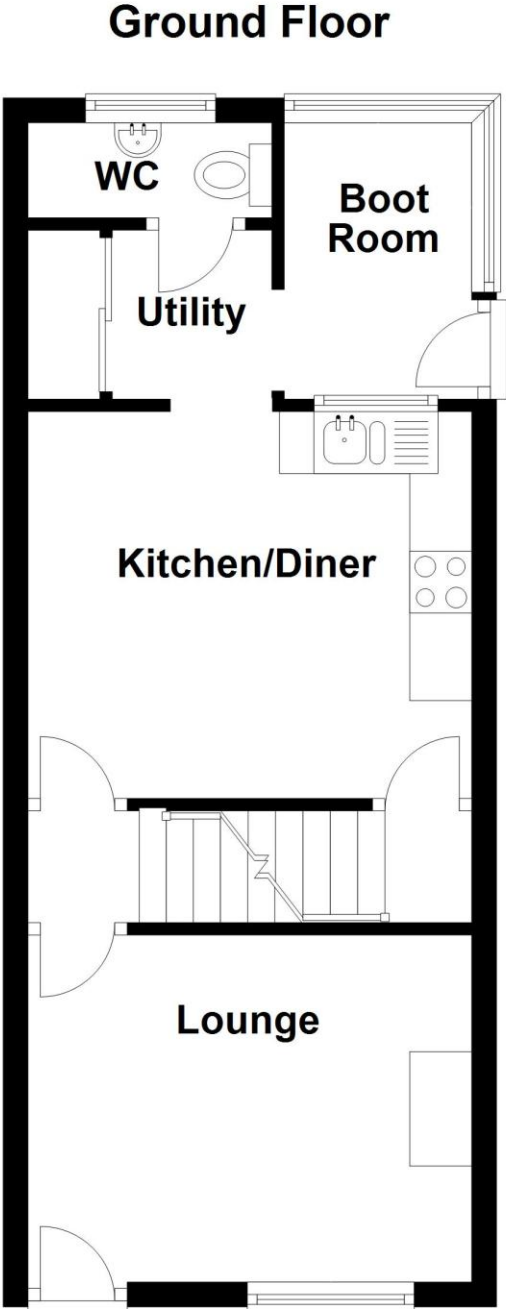
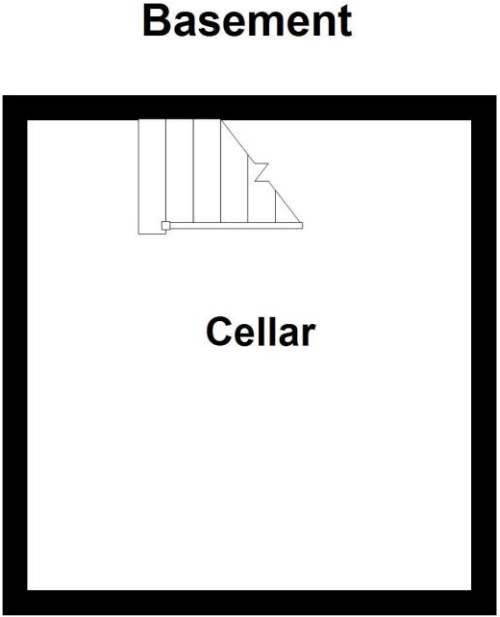
The property is believed to be in council tax band: A

## HOW TO GET THERE:-

Postcode for sat navs: DE73 8FZ

## PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		