



Chantry Close, Melbourne



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£289,950



## Key Features

- Three Bedroom Mid Townhouse
- Close Proximity to the Town + Melbourne Pool
- 16ft Lounge
- Fitted Kitchen/Diner
- Three Good-Sized Bedrooms
- Three-Piece Bathroom
- EPC rating C
- Freehold





Nestled in the picturesque heart of Melbourne, Derbyshire, this charming three-bedroom townhouse offers a rare blend of modern comfort and historical charm. Located in a private development of nine exclusive mews properties, this home boasts secure off-road gated parking and a single garage. With no upward chain, this property is ready for you to make it your own.

Step into a spacious lounge, spanning over 16ft, featuring a captivating flame effect pebbled electric fire, perfect for cosy evenings in. The well-equipped kitchen diner comes complete with integrated appliances and ample space for all your culinary needs, enhanced by stylish blue splashbacks.

Enjoy the comfort of three serene bedrooms upstairs, two being generous doubles, complemented by a pristine three-piece bathroom. Outside, a landscaped shared garden graced with mature trees provides a tranquil setting, while the rear garden offers a paved patio ideal for entertaining.

With easy access to the charming town centre and the scenic Melbourne Pool, this is more than a house—it's your gateway to a vibrant community and timeless living. Don't miss this opportunity to claim your spot on one of Melbourne's most desirable streets. Call our Melbourne team for more details on making this enchanting property your new home.

Nestled in the serene town of Melbourne in Derbyshire, Chantry Close offers the perfect blend of historical charm and modern convenience. Melbourne is well-known for its picturesque streets and welcoming community, making it an attractive destination for individuals and families alike. The town is steeped in history, with its beautiful architecture and lush landscapes providing a quaint yet vibrant atmosphere for residents to enjoy.

The property is perfectly positioned to take advantage of Melbourne's local amenities and attractions. Just a short stroll away, the town centre boasts an array of boutique shops, inviting cafes, and traditional pubs, ensuring that everyday conveniences and leisure activities are always within easy reach. Melbourne Hall and Gardens and the stunning Melbourne Pool are nearby, offering enchanting scenery and a taste of local heritage. These attractions provide a wealth of opportunities for leisurely walks and nature appreciation right on your doorstep.

For families considering education options, Melbourne is supported by reputable local schools and nurseries, making it an ideal location for nurturing young minds. The town also benefits from efficient transport links, offering easy access to Derby, Nottingham, and beyond, which is ideal for commuters seeking a peaceful retreat without sacrificing connectivity to larger cities.

The area is known for its strong sense of community and a range of cultural and recreational activities. Regular events and gatherings, such as the annual Melbourne Festival, enrich the local calendar, providing residents with numerous opportunities to connect and celebrate. Whether you are looking to immerse yourself in the community or simply enjoy the tranquillity, Melbourne offers a harmonious balance of both.

## ACCOMMODATION

16FT LOUNGE 4.91m x 3.71m (16'1" x 12'2")

FITTED KITCHEN/DINER 3.49m x 2.83m (11'6" x 9'4")

HALLWAY 3.49m x 1.94m (11'6" x 6'5")

## FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.69m x 2.85m (12'1" x 9'5")

BEDROOM TWO 3.52m x 2.85m (11'6" x 9'5")

BEDROOM THREE 2.33m x 1.94m (7'7" x 6'5")

THREE-PIECE BATHROOM 2.48m x 1.94m (8'1" x 6'5")

SINGLE GARAGE 4.98m x 2.56m (16'4" x 8'5")

SERVICE CHARGE:- £160.00 per annum.

## COUNCIL TAX BAND:-

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

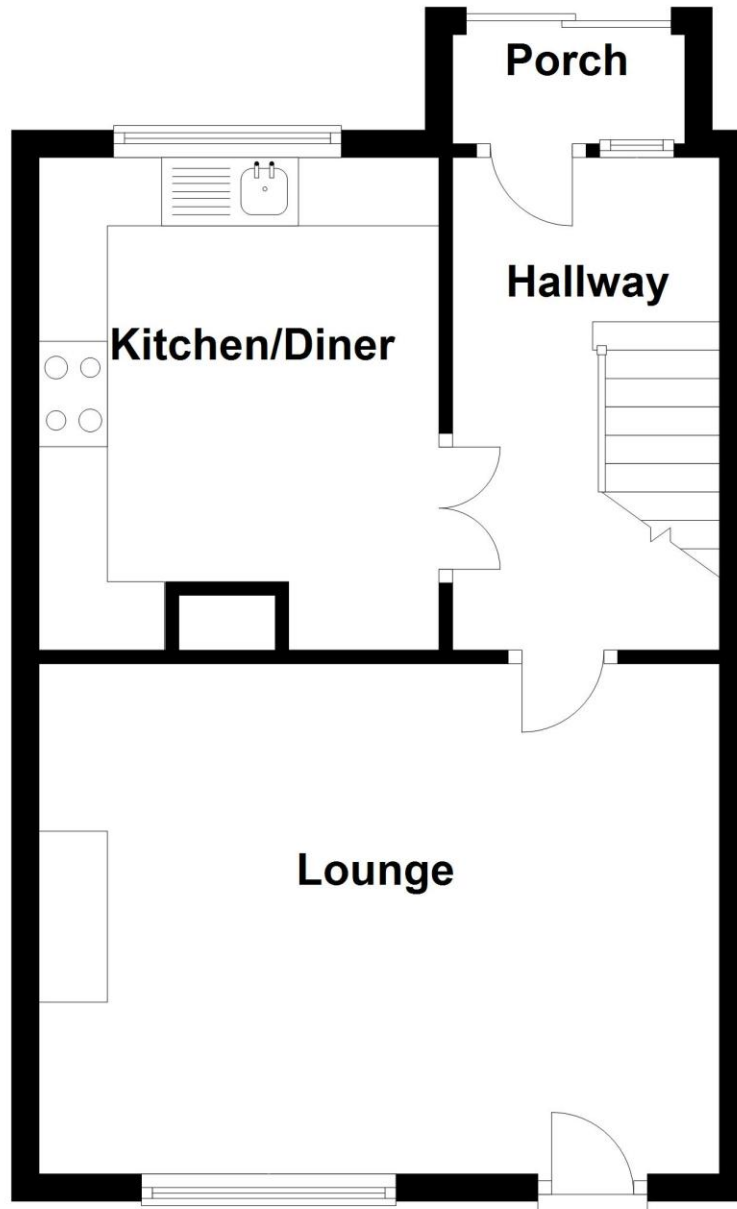
## HOW TO GET THERE:-

Postcode for sat navs: DE73 8ET

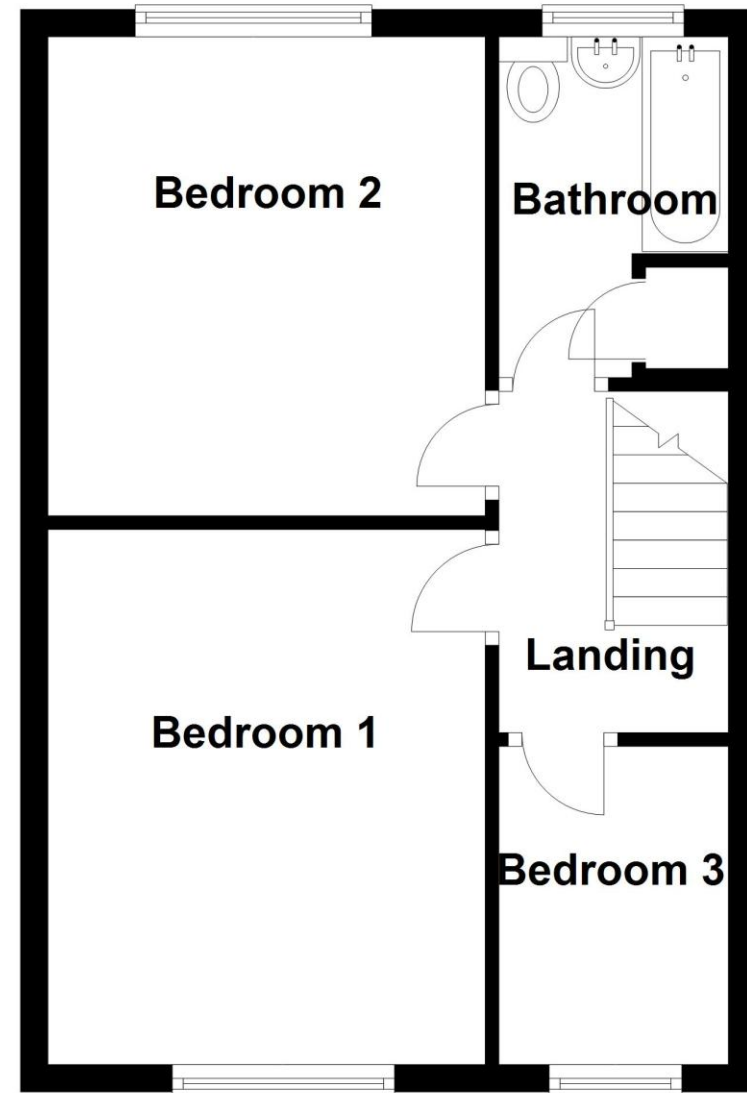
## PLEASE NOTE:-

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.

## Ground Floor



## First Floor







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		