



MELBOURNE
Sales & Lets

Derby Road, Derby, DE73 7HS
£450,000

Location & Amenities

Situated within the highly desirable village of Stanton-by-Bridge, this property enjoys a picturesque semi-rural setting surrounded by attractive Derbyshire countryside whilst remaining conveniently positioned for a range of local amenities and excellent transport connections.

The nearby villages of Melbourne, Barrow upon Trent and Willington provide a variety of everyday amenities including independent shops, cafés, public houses, restaurants, medical facilities and well-regarded schooling. The area is particularly popular with families and professionals seeking village living whilst retaining easy access to major employment centres.

For commuters, the property is ideally located for the A50, A38 and M1 motorway network, providing straightforward access to Derby, Burton upon Trent, Nottingham, Leicester and Birmingham. East Midlands Airport is also within easy reach, making the location particularly appealing for those who travel regularly for business or leisure.

The surrounding area offers an abundance of scenic walks, bridleways and countryside pursuits, together with nearby attractions including Melbourne Hall, Calke Abbey and the banks of the River Trent. Rail services can be found at nearby Willington and Derby stations, offering connections to a range of regional and national destinations.

Combining the charm of a peaceful village setting with excellent accessibility, Stanton-by-Bridge remains one of South Derbyshire's most sought-after residential locations.

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, oil 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.

