MELBOURNE
Sales & Lets

Victoria Street, Derby, DE73 8FQ
£475,000

Occupying a sought-after position within the highly desirable village of Melbourne, this beautifully extended Victorian semi-detached home offers an exceptional blend of character, charm and modern family living. Retaining many original period features, including original fireplaces, high ceilings and attractive flooring, the property provides spacious and versatile accommodation extending to approximately 1,265 sq. ft. Conveniently located within easy walking distance of Melbourne's excellent selection of independent shops, cafés, restaurants and local amenities, this deceptively spacious home is perfectly suited to growing families and those looking to enjoy village life.

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The accommodation begins with a welcoming entrance hall, leading through to an impressive 24'6" lounge diner, a wonderful space for both everyday living and entertaining. The generous 18'6" kitchen provides ample workspace and storage along with access to a cellar and opens into the former stable block, thoughtfully converted in recent years to create a superb family room featuring a log-burning stove and bi-fold doors that seamlessly connect the indoor living space with the rear garden. This versatile area also incorporates a useful utility space and ground floor WC. Stairs from the family room lead to Bedroom Three, offering an ideal guest suite, teenager's room or home office. To the first floor are two further well-proportioned bedrooms, together with a beautifully appointed four-piece family bathroom.

Externally, the property continues to impress. To the side, there is off-road parking for up to three vehicles, while the delightful rear garden can only be described as a garden for all four seasons. Lovingly and thoughtfully designed, it offers a variety of seating and BBQ areas, well-stocked flower borders, a feature pond with water wall, summer house, vegetable patch, greenhouse and garden shed creating the perfect haven for keen gardeners, outdoor entertaining and family enjoyment alike.

Further benefits include gas central heating and double-glazed windows and doors throughout.

Viewing is highly recommended to fully appreciate the character, space and lifestyle this wonderful Victorian home has to offer. Contact us today for further information or to arrange your viewing.

Location

The property is ideally situated within walking distance of the town centre, where an excellent selection of independent shops, cafés, restaurants, traditional pubs and everyday conveniences can be found. The area is well served by highly regarded primary and secondary schools, making it particularly popular with families. For those needing to commute, Melbourne enjoys excellent transport links with easy access to the A50, A42, M1 and East Midlands Parkway railway station, while East Midlands Airport is just a short drive away. The nearby National Forest, Melbourne Hall and its beautiful gardens, Staunton Harold Reservoir and Calke Abbey provide an abundance of countryside walks and outdoor leisure opportunities, making this an exceptional location that successfully combines village charm with modern convenience.

Tenure

Freehold

Council Tax Band

South Derbyshire Council

Council Tax Band : C

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.

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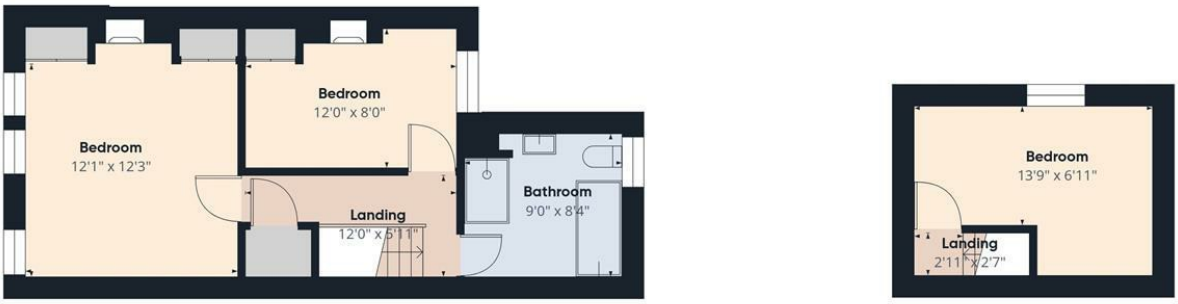
Floor 0



Floor 1

Approximate total area(1)

1265 ft²

Reduced headroom

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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

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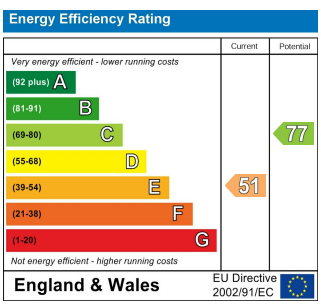

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