Washington Close

Melbourne, Derby, DE73 8EX

John German




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Melbourne, Derby, DE73 8EX

£325,000

An exciting opportunity to redesign and create a wonderful family home, with the unusual benefit of extensive gardens and an additional parcel of former field offering outstanding potential and far-reaching views towards Melbourne. NO CHAIN.

This extended detached three-bedroom dormer property offers a surprisingly generous plot, with the original garden extending into a section of the adjoining field. The vendor advises that this additional area is in the process of being brought into garden use and, once cleared and landscaped, could create a truly exceptional outdoor space with wonderful views back towards Melbourne and the surrounding countryside. The property itself offers well-proportioned accommodation arranged over two floors, together with a tandem-length garage, ample parking and excellent scope for a purchaser to modernise and put their own stamp on the home.

A block-paved driveway provides generous parking to the front, with gardens extending around the side and access to the tandem-length garage. A covered entrance porch opens into the kitchen, which is fitted with a range of cabinets arranged around two sides, incorporating a gas hob, oven and grill, inset sink with mixer tap and a useful breakfast bar. There is space beneath the worktops for a dishwasher, washing machine and fridge, together with a side-facing double-glazed window.

A door leads through to the spacious lounge and dining room, which enjoys a broad double-glazed bow window, an Adam-style fireplace and ample space for both comfortable seating and a dining table.

An inner hallway leads to the extended ground-floor bedroom, a particularly good-sized room with fitted wardrobes extending along one wall and an archway opening into a useful dressing or sitting area, with a double-glazed window overlooking the garden. Also on the ground floor is a shower room fitted with WC, wash hand basin and corner shower cubicle with mains shower, together with a radiator and side-facing double-glazed window.

A further inner lobby provides access to the open-tread staircase leading to the first floor and incorporates a useful area beneath the stairs, ideally suited to a study or home working space. A rear porch, with half-glazed door, provides direct access to the gardens.

The first-floor landing gives access to two further double bedrooms. The front bedroom is a well-proportioned room with dual-aspect double-glazed windows, useful eaves storage and a wall of fitted wardrobes incorporating a central dressing table. The second bedroom will comfortably accommodate a double bed and benefits from over-stairs storage and, particularly appealingly, French doors opening onto the balcony, overlooking the gardens.

Completing the first floor is a fully tiled shower room with vanity unit incorporating wash hand basin, WC and enclosed glazed shower cubicle with electric shower.

The tandem-length garage has an up-and-over door, light and power, a wall-mounted gas-fired combination central heating boiler and a personal door providing access to the rear garden.

Outside, the rear garden begins with a paved patio before steps lead up to an impressive length of lawn, framed by mature conifers and established trees. A pedestrian gate provides access onto the adjoining public footpath, offering a pleasant route directly into the surrounding countryside.

The real surprise, however, is the additional parcel of land included within the sale. Currently overgrown, this former section of field is understood to be in the process of being incorporated into the garden. Once cleared and landscaped, it has the potential to transform the outside space, creating a substantial garden with an enviable outlook across the property and towards Melbourne. This is an unusual opportunity and one which offers considerable scope for a purchaser looking to create something particularly special.

Agents notes: We understand from the sellers that the additional section of former field is currently undergoing a change of use to garden land. Interested parties are advised to make their own enquiries and satisfy themselves as to the current planning status and permitted use of the land through their surveyor and solicitor prior to proceeding.
It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.
It is quite common for some properties to have a Ring doorbell and internal recording devices.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard
Parking: Drive & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: South Derbyshire District Council / Tax Band D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/06102026

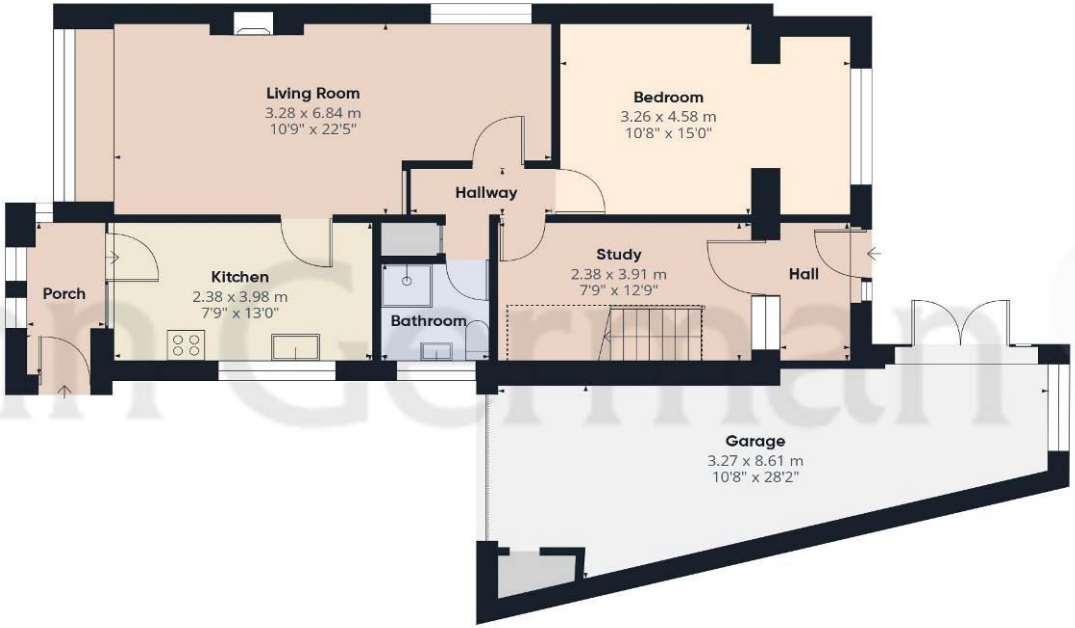



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Ground Floor





Floor 1

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Approximate total area(1)

126 m²

1356 ft²

Balconies and terraces

7 m²

75 ft²

Reduced headroom

3.9 m²

42 ft²

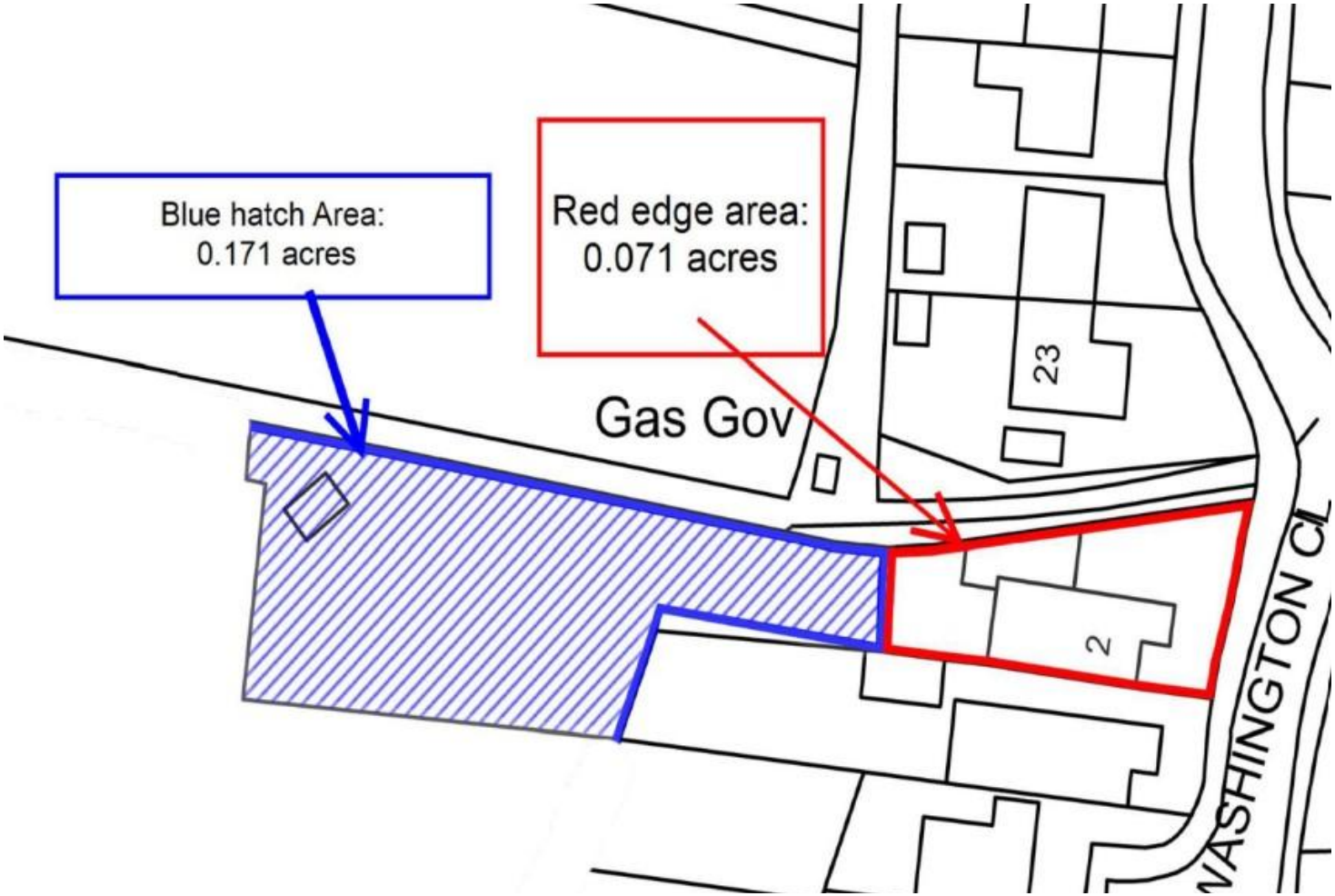
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360









Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

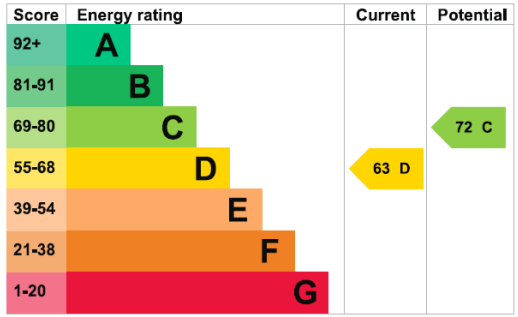
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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