MELBOURNE
Sales & Lets

Dunnicliffe Lane, Derby, DE73 8GE
£375,000

12 Dunnicliffe Lane, Melbourne, Derby, DE73 8GE

Positioned on Dunnicliffe Lane in sought-after Melbourne, this beautifully updated three-bedroom bungalow offers modern living throughout following a full refurbishment completed in 2021.

The accommodation includes two generous double bedrooms alongside a versatile third bedroom which could equally suit use as a study, dressing room or hobby space depending on your needs. A stylish shower room complements the home, while the spacious fitted kitchen comes complete with integrated appliances and ample workspace.

To the rear of the property, the lounge flows directly into the conservatory, creating a bright and sociable living area overlooking the garden. Outside, the landscaped rear garden has been designed for both practicality and enjoyment, featuring a garden shed, separate garden studio and plenty of outdoor space to relax or entertain.

The property also benefits from direct access to a sizeable driveway providing off-road parking for approximately three to four vehicles. Further features include gas central heating, UPVC double glazing throughout and a boarded loft for additional storage.

A well-finished bungalow in a highly regarded location, offering ready-to-move-into accommodation with flexible living space both inside and out.

Tenure
Freehold

Council Tax Band MS
South Derbyshire Council

Council Tax Band : C

Viewings
Please contact Ben, Julie or Henry at our office to arrange your viewing.
All viewings are by appointment only.

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 - 5pm or Saturdays 9am - 4pm.

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.

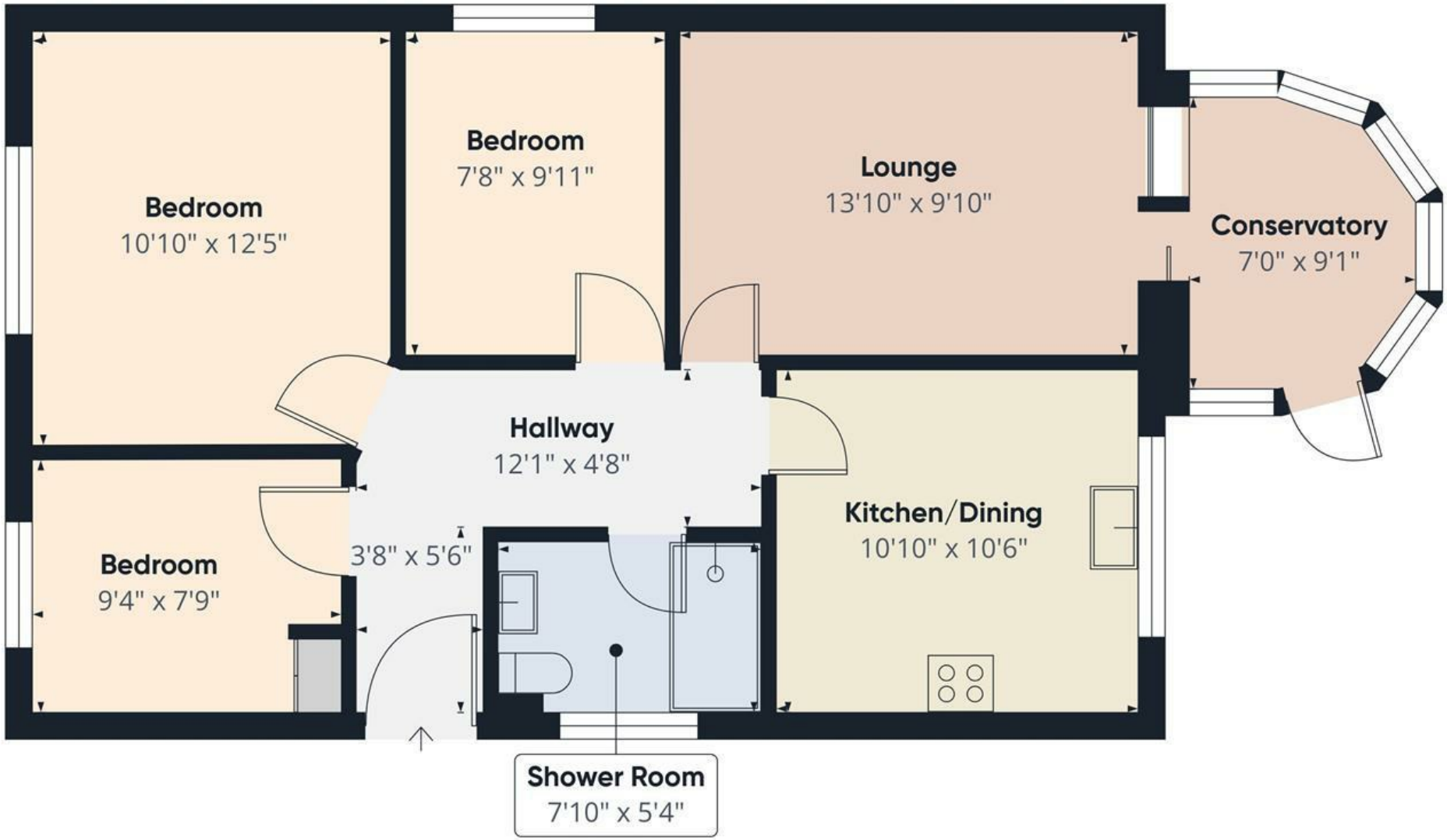
Money Laundering
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to 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

Hours Of Business
Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.

P&M



Approximate total area(1)

706 ft²

(1) Excluding balconies and terraces

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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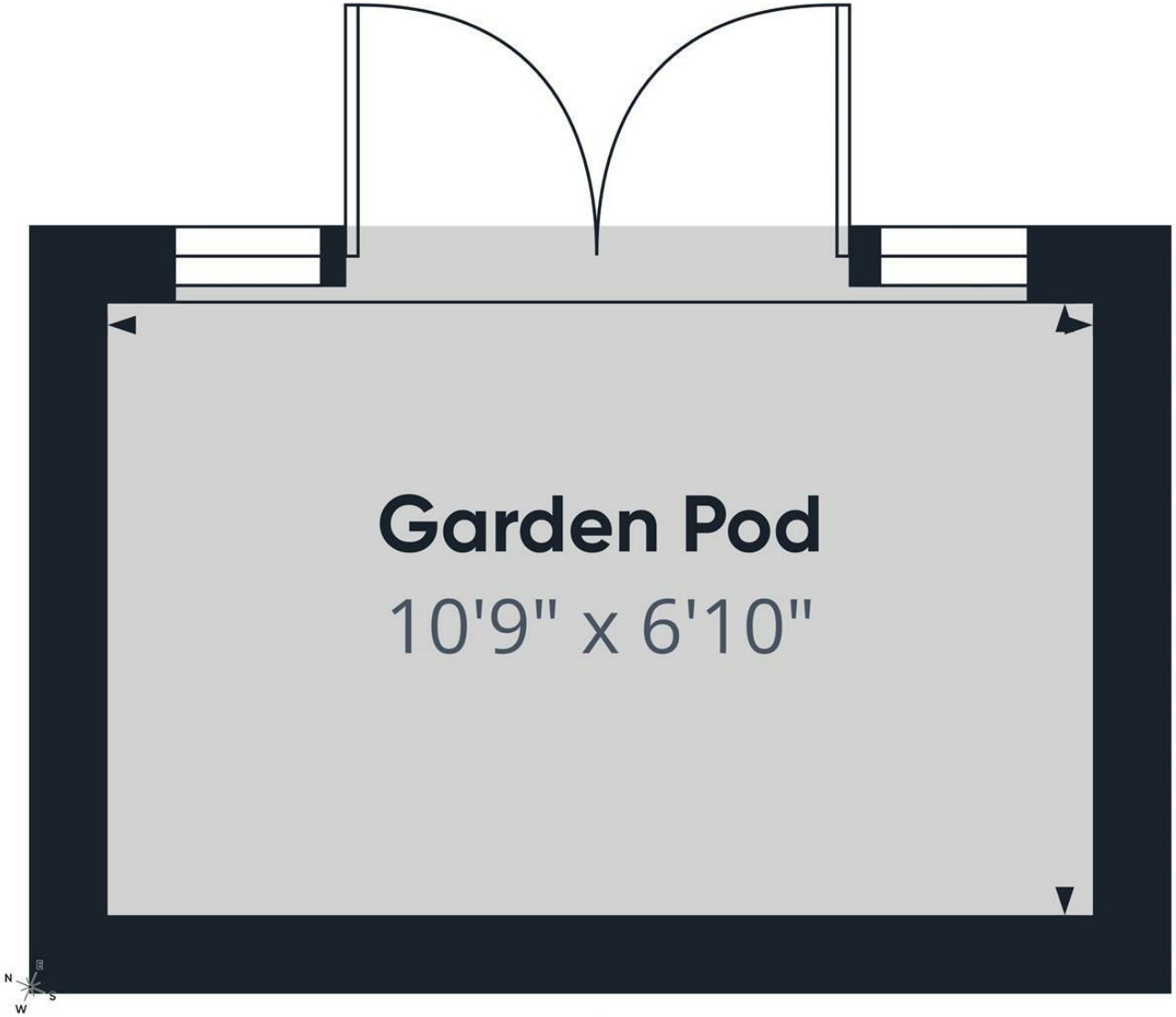
N E S W

Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

76 ft²

(1) Excluding balconies and terraces

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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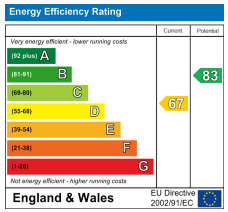

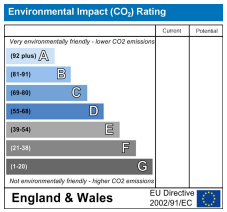

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