



MELBOURNE
Sales & Lets

Melton Avenue, Derby, DE73 8FP
£794,950

This is a rare opportunity to acquire a substantial and versatile family home in a highly sought-after location. The property also offers fantastic potential for an incoming purchaser to modernise and put their own stamp on the home. Early viewing is highly recommended.

Location

Situated in the highly desirable village of Melbourne, DE73 8FP offers the perfect balance of village charm and modern convenience. Melbourne is renowned for its attractive period properties, thriving community atmosphere, excellent local schooling, and wide range of independent shops, cafés, pubs, and restaurants.

The area is ideal for families and commuters alike, with excellent transport links to Derby, Nottingham, and Leicester, together with convenient access to the A50, M1, and East Midlands Airport. Melbourne itself is surrounded by beautiful countryside and scenic walking routes, while also benefiting from excellent local amenities and well-regarded schools nearby.

This sought-after location continues to prove popular with buyers looking for a semi-rural lifestyle without compromising on accessibility and everyday convenience.

Tenure

Freehold

Council Tax Band

South Derbyshire Council

Council Tax Band : E

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.

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Hours Of Business

Monday to Friday 9am - 5.30pm - Excluding Bank Holidays.

Saturday 10am - 3:30pm.

