

# The Woodlands

Melbourne, Derby, DE73 8DQ

John German





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£430,000

Enjoying a pleasant corner position with open aspects to the front, this spacious family home offers an excellent balance of indoor and outdoor space. Featuring four bedrooms, flexible reception rooms, a generous plot, and superb potential for extension, large garage /workshop, this property is perfectly suited to a growing family.

A spacious four bedroom detached family home occupying an impressive corner plot, offering excellent versatility, generous gardens, and exciting potential for extension (subject to the necessary planning permissions). The property enjoys off-road parking to both the front and rear, a large garage/workshop, solar panels, and well-proportioned accommodation including two reception rooms, breakfast kitchen, ground floor cloakroom, and family bathroom. Located within walking distance to an infant and junior school.

The property benefits from gas fired central heating, UPVC double glazing, and an abundance of natural light thanks to its corner position.

A UPVC entrance door with matching side panels opens into the welcoming entrance hall, where laminate flooring continues through and stairs rise to the first floor. There is a useful cloaks cupboard providing practical storage, along with access to the ground floor WC.

The lounge is a particularly generous through reception room, enjoying a lovely dual aspect with UPVC French doors and matching side panels opening onto the rear garden. A feature fireplace with cast iron log-burning stove set upon a marble-effect hearth creates a welcoming focal point, while laminate flooring and two radiators complete this comfortable family space. Double opening oak framed glazed doors lead into the additional reception room/dining room.

The dining room provides a flexible space ideal as a family room, home office, or additional sitting area. The room enjoys a pleasant outlook over the rear garden and currently benefits from fitted work surfaces and shelving, which can be removed or retained subject to purchasers' requirements.

The breakfast kitchen is fitted with a range of matching base and wall mounted units with complementary work surfaces over and incorporates a stainless steel sink unit, space for a cooker, plumbing for washing machine, space for fridge/freezer, and breakfast bar seating. Window enjoys views over the front garden and open green beyond, while a side UPVC door provides access to the gardens.

To the first floor there are four bedrooms. The principal bedroom benefits from a large rear-facing window overlooking the garden and a useful wardrobe recess. Bedroom two is another bright double room with rear outlook, while bedroom three enjoys a front-facing aspect over the garden, open green, and churchyard beyond. Bedroom four benefits from built-in storage over the stairs.

The family bathroom is fitted with a white suite comprising panelled bath with shower over, pedestal wash basin, and WC. There are part tiled walls, opaque rear window.

Outside, the property occupies a generous corner plot, providing excellent natural light, attractive gardens, and potential for further development subject to planning permission.

To the front, a gravelled driveway provides off-road parking and is complemented by borders with established shrubs and a shaped lawn area. Mature hedging creates privacy, while a gravelled pathway leads around the side through a wrought iron gate.

The side garden area provides a useful additional outdoor space and extends the full length of the property, offering excellent potential for extension subject to the relevant permissions and purchaser requirements.

The enclosed rear garden features a lawn with mature shrub borders, paved pathways, and a peaceful private setting. At the far end of the garden, double timber gates open from the road to secure parking and onward to the large garage/workshop.

The garage is an excellent size and benefits from power, lighting, UPVC roof lights, UPVC double glazed windows with opening vents, and multiple power points. With its natural light and generous proportions, it offers potential for a variety of uses including workshop, hobbies space, secure parking.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** 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.

**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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/26062026

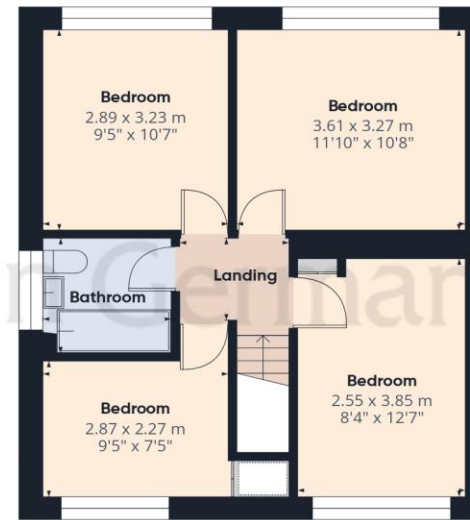
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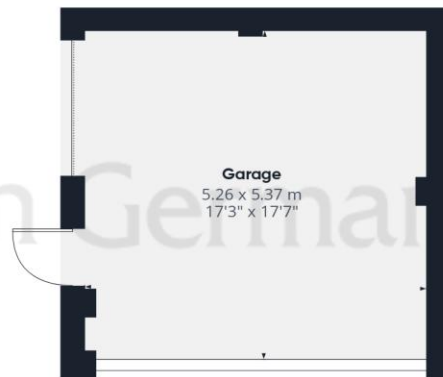




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

126.4 m<sup>2</sup>

1360 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>

6 ft<sup>2</sup>

(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.

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### 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.

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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