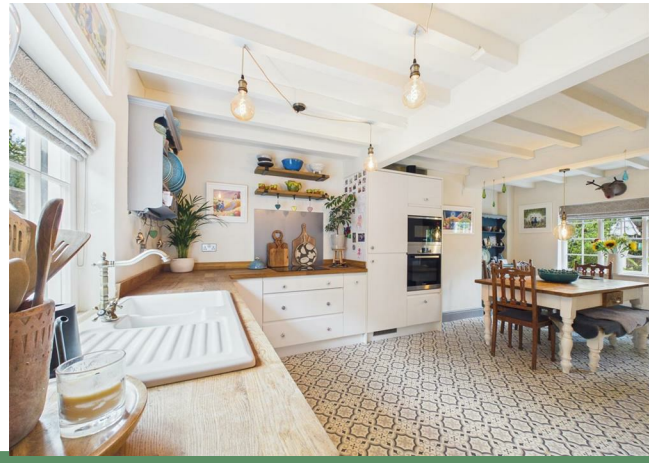








MELBOURNE
Sales & Lets

High Street, Derby, DE73 8GJ
£475,000

Upon entering, the property opens directly into a spacious kitchen/diner, providing an excellent heart to the home and an ideal space for entertaining and family life, within the kitchen is an integrated fridge freezer, built in electric oven, microwave and halogen hob there is also solid oak work surfaces through the kitchen and utility. The ground floor further benefits from a separate utility room, downstairs WC and a cosy living room, complete with a feature log-burning stove, creating a warm and inviting atmosphere. The property also benefits locally made solid oak doors throughout.

A particular feature of the property is the additional versatile room accessed from the kitchen/diner. Fully tanked and offering excellent potential for a variety of uses, this useful space could make an ideal home office, home gym, children's playroom, hobby room or additional living space, depending on the purchaser's requirements.

To the first floor are three generously proportioned double bedrooms, together with a well-appointed family bathroom.

Outside, the property continues to impress, offering off-road parking and a good-sized enclosed rear garden with two sheds one raised position 12 x 8ft with power currently used as a workshop and the other 8 x 6 ft currently used as storage, providing a private and secure outdoor space that is ideal for relaxing, entertaining or family use.

The property is presented in excellent, ready-to-move-into condition, making it an ideal turnkey home for those looking for a character property without the need for significant works.

Homes of this calibre, character and versatility rarely become available to purchase in such a sought-after location. Early viewing is therefore highly recommended to fully appreciate the accommodation, original features and exceptional position this magnificent Melbourne cottage has to offer.

TPO
Tree Protection Order on Tree in back garden. This can be cut by 25% PA.

Location & Amenities
The property occupies an enviable position on High Street in the highly sought-after village of Melbourne, ideally placed for enjoying everything this attractive South Derbyshire village has to offer. Melbourne is renowned for its charming character, excellent range of independent shops, cafés, restaurants, traditional public houses and everyday amenities, many of which are all within a short walk of the property.

The village also offers excellent opportunities for leisure and recreation, with Melbourne Hall, Gardens and Courtyard close by, together with the historic Parish Church of St Michael with St Mary and a variety of surrounding countryside and walking routes.

There are regular local bus services from stops around the Market Place and High Street, providing convenient connections to surrounding villages and Derby. The property's position also offers good access to the wider East Midlands, making it an excellent choice for those seeking a character home within a vibrant village community whilst remaining well connected for commuting.

Tenure
Freehold

Council Tax Band
South Derbyshire Council

Council Tax Band : D

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.

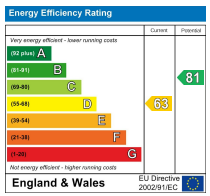
Money Laundering
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to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

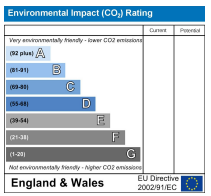
General Note
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves 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 - 5.00pm - Excluding Bank Holidays.

Saturday 10am - 3:30pm.







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