



MELBOURNE
Sales & Lets

Tivey Way, Derby, DE73 8JS
Offers Over £399,950

5 Tivey Way, Melbourne, Derby, DE73 8JS

Spacious Three-Bedroom Detached Home with Woodland Views in Melbourne!

Situated on a generous plot on Tivey Way in Melbourne, this spacious three-bedroom detached property offers a fantastic combination of modern living, off-road parking, and scenic woodland views to the rear. The property includes parking for two vehicles, a single garage, and a private, low-maintenance garden.

Upon entering the home, you are welcomed by a bright and airy entrance hall, which provides access to all ground-floor accommodation and the staircase leading to the first floor. The lounge is a generous, light-filled space featuring a front-facing window and rear patio doors that open directly onto the garden, creating a seamless indoor-outdoor living experience.

The kitchen-diner is fully equipped with a built-in fridge-freezer, dishwasher, oven, and gas hob, making it ideal for modern family living. Adjacent to the kitchen, the utility room offers space for a freestanding washing machine and tumble dryer, along with additional storage. A convenient downstairs WC completes the ground floor.

On the first floor, you will find three double bedrooms. The primary bedroom benefits from built-in wardrobes and a double en-suite bathroom, while a spacious family bathroom with a three-piece suite and shower over the bath serves the remaining bedrooms.

Built in 2012, the property features UPVC double-glazed windows and doors and a gas central heating system. The rear garden is beautifully maintained and offers a private, tranquil space with woodland views. Additionally, a private gate provides direct access from the garden to the driveway.

This property combines modern comfort with an exceptional location and is ready for immediate viewing. Contact us today to arrange your appointment.



Tenure

Freehold

Council Tax Band

South Derbyshire

Council Tax Band : E

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 property.

Hours Of Business

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

Saturday 10am - 3:30pm.







Floor 0



Floor 1

Approximate total area⁽¹⁾
948 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.

GIRAFFE 360

