







MELBOURNE
Sales & Lets

South Street, Derby, DE73 8GB

£495,000

There is ample room for a dining table, creating a welcoming setting for family meals and social occasions. French doors open directly onto the rear garden, making it easy to enjoy the outdoor space during the warmer months and bringing an added sense of light and openness to the dining area.

The separate utility area provides useful additional space, with plumbing for a washing machine, room for a tumble dryer and a base unit incorporating a sink. A particularly convenient feature is the internal door leading directly into the single garage.

The first-floor landing provides access to three well-proportioned double bedrooms, the family bathroom and the staircase rising to the second floor. The principal bedroom is a particularly appealing feature, benefiting from a generous dressing area and its own en-suite shower room. This additional space offers a practical touch of luxury, providing a dedicated area for getting ready and helping to create a comfortable main bedroom retreat. The remaining bedrooms offer excellent flexibility, whether required for children, visiting family, guests or a home office, whilst the family bathroom conveniently serves the rest of the household.

Rising to the second floor, you will find a further double bedroom, offering a degree of separation from the main bedroom accommodation below. A Velux window enjoys views across Melbourne, creating an appealing outlook and making this a versatile space for a teenager, guest bedroom or private home office.

To the rear, the enclosed garden provides a lovely outdoor space to enjoy throughout the year. A patio area offers an ideal spot for outdoor dining or relaxing in the sunshine, whilst a pathway leads towards the top of the garden, where a generous lawn provides plenty of room for children to play, gardening or simply unwinding outdoors.

To the front, the property benefits from off-road parking for one vehicle, with access to the single garage. The garage is fitted with an electric up-and-over door and benefits from lighting and an electricity supply, offering useful additional storage, secure parking or space for hobbies. Paved front with smaller incline, providing step free access.

Location
One of the property's key attractions is its convenient position within walking distance of Melbourne town centre. The town offers a variety of independent shops, cafés, restaurants and everyday amenities, along with a welcoming community atmosphere. Having these facilities close at hand, whilst enjoying the space and practicality of a four-bedroom home with a garden and garage, makes this a particularly appealing sought-after Melbourne location.

A Home Not to Be Missed
Offering four double bedrooms, three floors of versatile accommodation, a spacious kitchen diner, an enclosed rear garden, a garage and off-road parking, this property has plenty to offer. Whether you are looking for your next family home or simply need more space to suit changing needs, this is an excellent opportunity to secure a well-proportioned home in a

An internal viewing is strongly recommended to fully appreciate the space, layout and lifestyle on offer. Contact us today to arrange your viewing.

Tenure
Freehold

Council Tax Band
South Derbyshire Council

Council Tax Band : D

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.

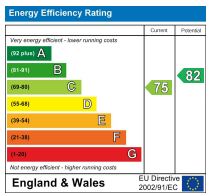
Money Laundering
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to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

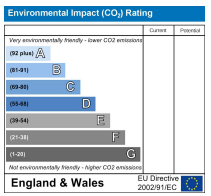
General Note
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves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

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

Saturday 10am - 3:30pm.







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