







MELBOURNE
Sales & Lets

Adams Close, Hartshorne, Derbyshire, DE11 7BL

£415,000

The property benefits from ample off-road parking, a single detached garage, double-glazed windows and doors, and the added luxury of underfloor heating throughout all ground-floor rooms.

Upon entering the property, the entrance hall provides access through further doors into an impressive and expansive inner hallway, creating a welcoming entrance to the home. From here, access is provided to the spacious, light and bright lounge, which enjoys windows overlooking the front elevation together with French patio doors opening directly onto the rear garden, making the most of the wonderful countryside outlook.

The spacious kitchen diner is again positioned to enjoy views to both the front and rear, providing an excellent space for family living and entertaining. A downstairs WC/cloakroom completes the ground-floor accommodation.

To the first floor, a generous wraparound landing provides access to all four bedrooms and the family bathroom. The well-appointed four-piece bathroom comprises a bath, separate shower cubicle, low-flush WC and wash hand basin.

Externally, the property occupies an attractive position within the cul-de-sac, with a driveway providing ample off-road parking to the side for two vehicles and gated access into the rear garden. The front garden is predominantly laid to lawn, with a pathway leading to the front entrance.

The detached single garage is accessed from the driveway and benefits from an electric up-and-over door, lighting, power, a rear window and a further door providing access to the garden.

To the rear, the property truly comes into its own. The private and unoverlooked garden features a good-sized patio area, ideal for outdoor dining and entertaining, together with lawned areas and, most importantly, uninterrupted and far-reaching views across the beautiful South Derbyshire countryside.

An exceptional home combining immaculate accommodation, a desirable cul-de-sac position and superb countryside views.

Call us today for further information or to arrange an internal inspection.

Tenure
Freehold

Council Tax Band
Charnwood Borough 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, oil 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.

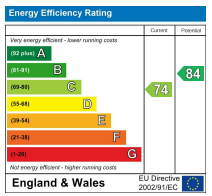
Money Laundering
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to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

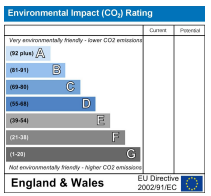
General Note
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves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