



159C Station Road, Melbourne, Derbyshire. DE73 8BQ

£670,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

This newly constructed home was built by the reputable Greygates Ltd, an established company known for its high-quality developments. The property benefits from a 10-year NHBC warranty and has been built to the latest building regulations, featuring a Samsung Air Source heating system and an EV car charging point for energy-efficient living. The open-plan kitchen and dining area offers bright and contemporary space to enjoy a wealth of upgrades, including Staron (10-year warranty worktops), seamlessly bonded sinks, and a heritage-fitted kitchen with integrated appliances. The property also benefits from two further reception rooms with fitted carpets. To the first floor there is a galleried landing showcasing views over the fields beyond. The main bedroom is of an excellent size and enjoys a walk-in wardrobe. The remaining bedrooms are all double, and bathrooms have porcelain tiled flooring.

Melbourne is a historic market town with an excellent range of independent shops, excellent sports facilities, bars, restaurants, galleries and a library. There is a good selection of primary and secondary schools in the area and private schools including Repton & Foremarke, making it an ideal location for families. There are excellent transport links with easy access to the M1, M42 and A50, East Midlands Airport and the mainline train station at East Midlands Parkway offers a direct line to London and Sheffield. EPC Rating B

Viewing is Highly recommended; contact Reddingtons to book your viewing today.

FEATURES

- Newly built
- Four Double Bedrooms
- Samsung Air Source Heating system
- Bi-fold doors with integrated venetian blinds
- EV Charging point
- Staron fitted worktops (10 Year warranty)
- Open plan kitchen dining family area
- Walk-in wardrobe to main bedroom
- There are excellent transport links with easy access to the M1, M42 and A50, East Midlands Airport and the mainline train station at East Midlands Parkway offers a direct line to London and Sheffield
- EPC RATING B



ROOM DESCRIPTIONS

About Melbourne

Located in South Derbyshire, Melbourne is a historic market town with an excellent range of independent shops, excellent sports facilities, bars, restaurants, galleries and a library. There is a good selection of primary and secondary schools in the area and also private schools including Repton & Foremarke, making it an ideal location for families. Local attractions include Melbourne Hall & Gardens, and nearby Staunton Harold Garden Centre & Ferrers Centre, Calke Abbey (National Trust property) and Donington Park Race Circuit. There are excellent transport links with easy access to the M1, M42 and A50, East Midlands Airport and the mainline train station at East Midlands Parkway offers a direct line to London and Sheffield.

Ground Floor

Entrance Hallway

Welcoming entrance with a composite door and canopy porch featuring porcelain tiled flooring and underfloor heating. Stairs lead up to the galleried landing.

Open Plan Kitchen/Dining/Family Area

6.76m x 5.33m (22' 2" x 17' 6")
Fitted with a stylish Heritage Kitchen and Staron worktops with a seating area made by Samsung (10-year warranty, colour Aspen Snow with a seamlessly bonded sink) Offering a bright and contemporary space. Integrated Appliances High-spec Bosch double ovens, fridge-freezer, Lamona electric hob, extractor fan and dishwasher.
The family area enjoys bifold doors leading to the patio with integrated Venetian blinds, roof lights, Porcelain tiles and underfloor heating throughout.

There is also a walk-in/storage cupboard.

Utility

2.32m x 1.79m (7' 7" x 5' 10"), With matching Heritage Kitchen units and Staron Aspen Snow worktops also benefiting from a seamlessly bonded white sink, underfloor heating, and a composite door for convenient outdoor access.

Sitting Room

6.145m x 3.54m (20' 2" x 11' 7") Spacious with bifold doors opening to the rear garden, uPVC double-glazed window to front aspect, underfloor heating, fitted carpet, pendant lighting, and a fireplace with an electric point for a fire. Media plate and aerial point.

Agents Note - An electric fire can be installed at an additional cost agreed upon by the seller.

Office/Study

3.64m x 2.39m (11' 11" x 7' 10") Ideal for working from home, featuring a uPVC double-glazed window to front aspect, pendant lighting, fitted carpet and underfloor heating.

Downstairs WC

Modern fittings, including a wall-mounted wash basin with vanity unit, Porcelain tiled flooring, underfloor heating, and an extractor fan.

First Floor

Galleried Landing

Offering a bright and open feel, galleried landing with an uPVC window showcasing views over nearby fields. Access to roof space. Cupboard housing hotwater tank.

Master Bedroom

5.34m x 3.75m (17' 6" x 12' 4"). It is of excellent size, located to the rear of the property and includes a walk-in wardrobe, uPVC window with views over the garden, TV aerial point, carpeted flooring, radiator and access to Ensuite Shower room.

En-Suite Shower Room

1.72m x 1.95m (5' 8" x 6' 5") Featuring a double shower, Low flush WC, wash basin with vanity unit, integrated spotlights, part tiled with Porcelain tiled flooring and part tiled walls. uPVC double glazed frosted window to side aspect, extractor fan.



ROOM DESCRIPTIONS

Walk-in Wardrobe

1.71m x 1.64m (5' 7" x 5' 5") A great space for all those shoes and clutter with lighting and carpeted.

Bedroom Two

3.59m x 3.60m (11' 9" x 11' 10") Carpeted with a uPVC window to rear aspect, offering a spacious feel, radiator, pendant lighting, aerial point.

Bedroom Three

2.75m x 3.59m (9' 0" x 11' 9") uPVC double-glazed window to front aspect, carpeted flooring, pendant lighting, radiator and aerial point.

Bedroom Four

2.39m x 3.70m (7' 10" x 12' 2") uPVC double-glazed window to front aspect and carpeted flooring. Ideal as a double bedroom or additional living space, pendant lighting and radiator.

Family Bathroom

3.69m x 1.8m (12' 1" x 5' 11") features a sizeable double-ended bath with mixer taps, a single shower, part tiled walls. Porcelain tiled flooring, extractor fan, integrated spotlights, and an uPVC frosted window to the side aspect.

Exterior

Garden

Low-maintenance with a sandstone patio and mature shrubs, accessible from the kitchen and lounge through bifold doors. Access also from a side gate from the front of the property.

Front Driveway

Block-paved with parking for several cars, an ****EV Electric vehicle charger****, and outside lighting.

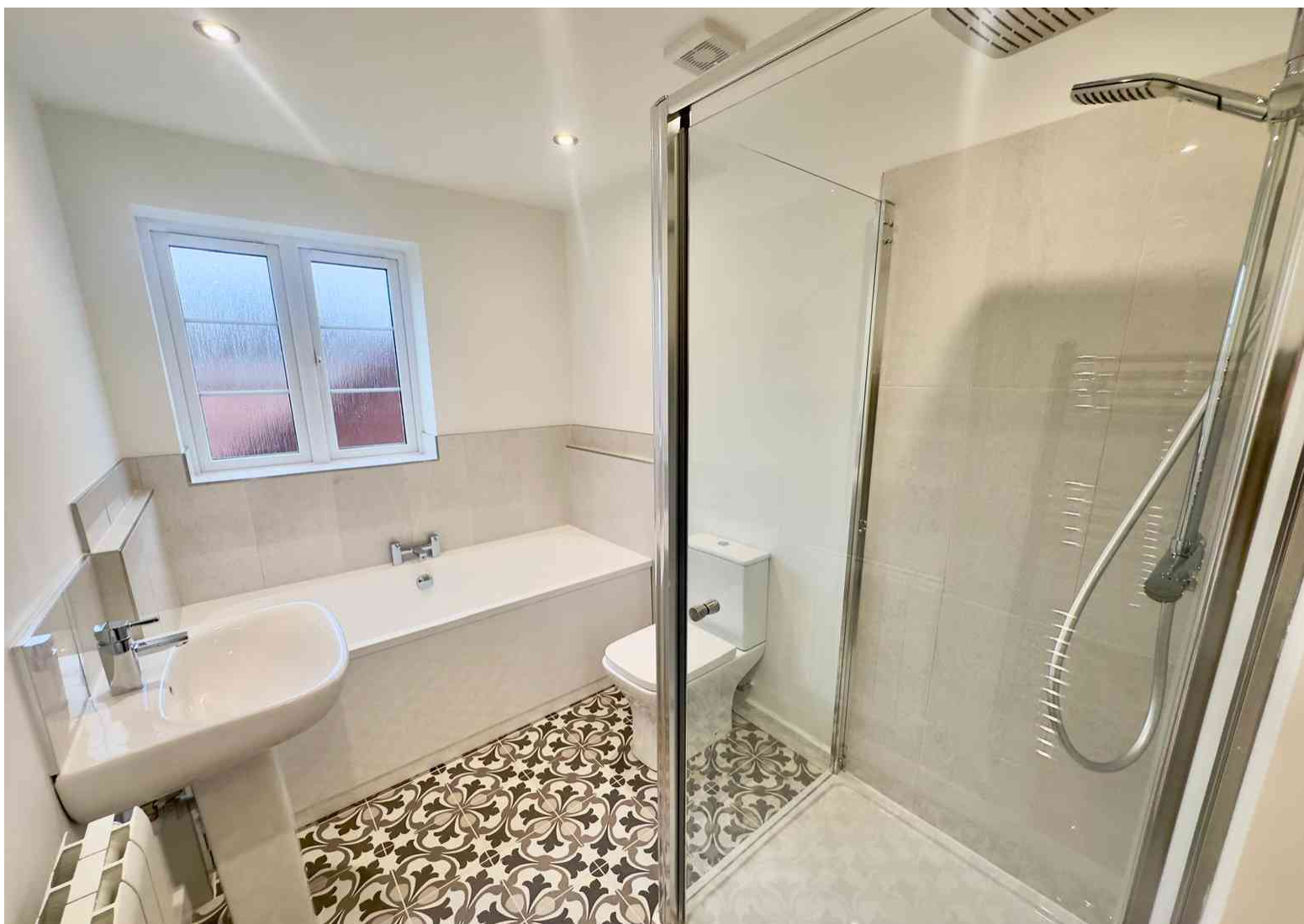
Agents Notes

This property is believed to be of standard construction. The property is connected to mains electricity, water and sewerage. Broadband speeds are standard 17mbps, superfast 80mbps and Ultrafast 1000mbps. Mobile signal strengths are strong for EE, Vodafone and O2 and medium for 02.

Legal Information

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves, Reddington Homes Ltd, will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.







FLOORPLAN & EPC

GROUND FLOOR
937 sq.ft. (87.0 sq.m.) approx.

1ST FLOOR
867 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA: 1804 sq.ft. (167.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	81	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	