



102 Derby Road, Melbourne, Derby. DE73 8FL

£395,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Charming three-bedroom semi with expansive garden, master en-suite & modern touches. This beautifully updated three-bedroom semi-detached home on Derby Road in Melbourne offers a perfect mix of character and contemporary comfort. Step into a sunlit, open-plan kitchen diner, featuring a stunning glass extension that opens to a spacious garden with a decked area – ideal for family gatherings or entertaining. The master bedroom includes a private en-suite bathroom, while a luxurious four-piece family bathroom serves the additional bedrooms. A separate utility room and a private outdoor office provide added convenience and versatility. Village living meets modern luxury – make this home yours today!

Council Tax Band D EPC Rating C

FEATURES

- Three Double Bedrooms
- Open plan kitchen diner conservatory
- Expansive Garden
- Outdoor Office
- Ensuite Bathroom
- Separate utility room
- Ground floor WC
- Gas central heating
- uPVC double glazed windows
- Council Tax Band D
- EPC Rating C



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.

Lounge

3.76m x 3.63m (12' 4" x 11' 11")

Property is entered via a composite door into the first reception room. Benefiting from UPVC double-glazed sash window, carpeting and original cornicing and fireplace space.

Inner Hall

Inner hallway, with pendant lighting and access to understairs cupboard providing storage.

Living Dining Kitchen

7.79m x 3.60m (25' 7" x 11' 10")

Step into this stunning open-plan dining kitchen, designed with style and functionality in mind. Featuring a contemporary range of fitted units, elegant tiled splashbacks, and premium oak worktops, this space is both beautiful and practical. The kitchen comes fully equipped with high-quality Bosch appliances, including a five-ring gas hob, oven, and an integrated dishwasher, along with a Hotpoint microwave. A central island with an extractor fan and breakfast bar offers the perfect spot for casual dining or morning coffee.

Downlighting and spotlights illuminate the space, enhanced by under-counter lighting for a warm ambience. The room benefits from a bright wrap-around UPVC double-glazed extension, providing an abundance of natural light, and a modern radiator to keep the space cosy. With ample room for a dining table and a comfortable seating area, this kitchen truly is the heart of the home, seamlessly combining style, convenience and versatility.



ROOM DESCRIPTIONS

Separate Utility Room

2.02m x 1.60m (6' 8" x 5' 3") This utility room offers functional and modern conveniences, featuring a drainer stainless steel sink set within high gloss eye-level cabinets and matching integrated base units for ample storage. There is dedicated space and plumbing to accommodate a washing machine and tumble dryer, while an extractor fan ensures ventilation. The room is finished with tile flooring and includes a coat-hanging area for added practicality. A UPVC double-glazed door opens out to the garden, with the additional benefit of external hot and cold water taps for versatile outdoor use.

Cloakroom

0.79m x 1.93m (2' 7" x 6' 4") Ground floor WC, integrated spotlights, hand wash basin with vanity unit under, tile flooring and radiator.

First Floor

Stairs leading to 1st floor landing. Landing with integrated spotlights, smoke alarm, radiator and UPVC double-glazed frosted window to side aspect.

Bedroom One

2.87m x 3.65m (9' 5" x 12' 0") UPVC double-glazed windows to front aspect, radiator, beautiful built-in wooden wardrobes, pendant lighting, carpeted and further storage cupboard providing extra hanging space with lighting.

Bedroom Two

3.78m x 2.61m (12' 5" x 8' 7") With UPVC double-glazed sash window to rear aspect, radiator, pendant lighting and carpeting.

Bathroom

3.88m x 1.93m (12' 9" x 6' 4") White four-piece family bathroom benefiting from a double-ended bath with mixer tap set over with handheld shower, low flush WC, pedestal wash basin, double shower incorporating rain shower over. Fully tiled to 2 walls, UPVC double-glazed frosted sash window to rear aspect, extractor fan, radiator, housing for Worcester Bosch boiler with further storage, wall mounted carbon monoxide detector, vinyl flooring.

Second Floor

Stairs leading to 2nd floor, cupboard housing extra storage to eaves, pendant lighting, cupboard also benefiting from electric light.

Bedroom Three

2.59m x 3.27m excluding eaves (8' 6" x 10' 9", 12'2" into eaves) Double room benefiting from Velux windows in roof, radiator, pendant lighting, TV aerial point and en-suite bathroom.

En-Suite

1.12m x 1.70m (3' 8" x 5' 7") En-suite bathroom benefiting from low flush WC, bath







FLOORPLAN & EPC



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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		84
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	