

Blanch Croft

Melbourne, Derby, DE73 8GG

John 
German





The image shows a bright and airy living room with a high ceiling featuring exposed wooden beams. A large, light-colored sofa is positioned against the back wall, adorned with several colorful cushions. In front of the sofa is a wooden coffee table with a few magazines and a candle. To the left, a wooden TV stand holds a television and other electronic equipment. A fireplace with a stone surround is visible in the background, and a wicker basket of firewood sits on the floor nearby. The room is well-lit, with warm lighting from a lamp and recessed ceiling lights. A doorway in the background leads to another room, possibly a dining area or kitchen, where a table and chairs are partially visible.

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£595,000

A truly wonderful, four double bedroom, characterful, period home enjoying a spacious and stylish interior, with fabulous gardens. It has a discrete setting in the heart of Melbourne village.

Location

Ideally situated to fully embrace the lifestyle that living in bustling Melbourne offers, with everything being within easy walking distance, this gorgeous period home with its stone and brick façade has been thoughtfully extended and improved by the current owners. The character features wherever possible have been retained and combined with a modern, versatile, family layout.

Accommodation

On the ground floor, you are welcomed into a reception hallway with a guest cloakroom just off, stairs ascending to the first floor, and ledge and braced stripped pine doors lead off.

The open plan dining kitchen is very much the heart of the home, amply appointed with cabinets along three sides, revealed beamed ceiling above, and tiled flooring runs through into the dining / sitting area, where twin sets of French double doors overlook the beautiful gardens.

From the kitchen, a stripped pine door leads into a beautifully beamed living room with oak flooring and a distinctive stone fireplace with flagged hearth, herringbone brick back and inset log burner. A warming winter focal point to this excellent room. Adjoining, is the second reception room, a versatile space which is ideal as a family room / dining room / study.

To the first floor, there are four double bedrooms with the master being of a lovely size and overlooking the gardens. There is a generously proportioned, contemporary, family bathroom.

Outside, you will find a double driveway providing plenty of parking which is further enhanced by the additional secure parking set behind the large, double timber gates. Beyond these gates, the rear gardens are private, maturely planted with a variety of shrubs and perennial flowers, offering a perfect retreat.

We highly recommend a viewing of this unique home which is sure to prove popular.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

<https://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning>

Our Ref: JGA/05072021

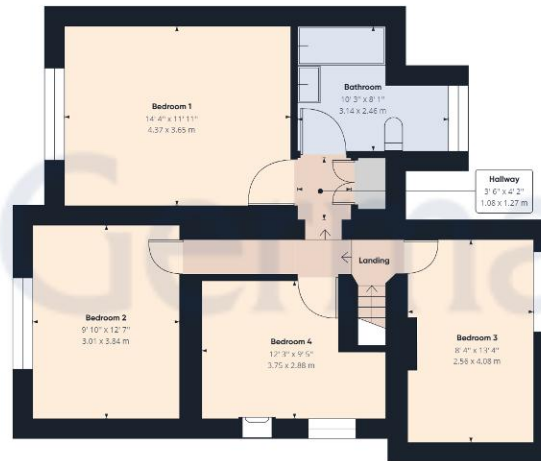
Local Authority/Tax Band: South Derbyshire District Council / Tax Band F







Ground Floor Building 1



1st Floor Building 1

Approximate total area⁽¹⁾
 1413.53 ft²
 131.32 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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