

# Blanch Croft

Melbourne, Derby, DE73 8GG



This stylish deceptive sized modern home enjoys a fabulous discrete position right in the heart of Melbourne, just a short stroll from its mainly wonderful amenities. The living space is just lovely with two reception rooms and the south facing rear gardens enjoy great privacy plus there is also the benefit of a double garage.

£295,000

John German 



Melbourne is a small Georgian market town in South Derbyshire about eight miles south of Derby and 8 miles from Ashby-de-la-Zouch. Meandering through the narrow streets is an absolute must, marvelling at the array of boutique shops, deli's and numerous pubs and restaurants, Amalfi White being highly recommended. For families, schools and leisure pursuits are in abundance and for the commuter, access to Derby, M42, M1 and A50 are all just the other side of Swarkestone Bridge.

Part glazed uPVC entrance door opens into the welcoming entrance lobby with stairs leading off with useful storage cupboard set beneath, mellow oak flooring runs through into the dining room which has plenty of room for entertaining and enjoys views across the rear gardens.

Adjacent to the dining room is the kitchen where base and wall mounted cabinets finished in white run around three sides of the room offering plenty of storage, complementary black countertops offer lots of prep space and have inset gas hob and extractor hood over and electric oven set beneath.

Return and passing the dining room leads you to the lounge which runs front to back of the property, a spacious through room with dual aspect and sliding patio doors that take you out into the gardens.

Arranged on the first floor of the property, leading off the generous landing you will find two bedrooms, both have canopied ceilings and are fully fitted with wardrobes, bedside units and drawers, offering heaps of storage. Both bedrooms also enjoy dual aspect windows with attractive plantation style shutters.

The family bathroom is a modern white affair, fitted with bath, shower screen, shower mixer taps, WC, feature wash hand bowl, towel rail and there is complementary tiling to the walls.

Outside the property sits off the lane down a shared private drive and has the unusual benefit of a double garage with roller entrance door providing excellent and secure off road parking. Gated side access to the property leads around to the rear gardens which enjoy excellent privacy and a southerly aspect. The gardens have been landscaped with various planted borders and patio areas and the gardens enjoy a great degree of privacy.

**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](http://www.gov.uk/government/organisations/environment-agency)  
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/02032023

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band C









Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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#### Referral Fees

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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 Burton upon Trent | Derby | East Leake | Lichfield  
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