



Marlpit Road

Melbourne,
Derby,

DE73 8JY

£300,000

A well presented THREE BEDROOM, TWO BATHROOM SEMI DETACHED home offering over 800sqft of living space. Located on the popular development built in 2015 by Charles Church Homes and still under the 10 years NHBC warranty. With a spacious LOUNGE and KITCHEN DINER and OFF ROAD PARKING to the front.



Property Features

- Semi Detached
- Three Bedrooms
- Spacious Lounge
- Kitchen Diner
- En Suite to Master
- Two Parking Spaces to the Front
- Popular Location
- Well Presented Throughout
- Under NHBC Warranty

Full Description

Occupying a great position on this development built by Charles Church Homes in Melbourne on the border of Kings Newton, this modern semi detached home is well presented throughout. There is a spacious downstairs offering good living space in addition to three bedrooms upstairs with the master bedroom boasting an en suite. With the property being less than 10 years old, is still within the NHBC warranty.

Step inside this home via the front door into the entrance hallway which gives access to the stairs leading to the first floor in addition to a downstairs cloakroom and door leading to the lounge. The lounge measures in excess of 17ft in length and the two windows provides fantastic natural light into this well presented lounge. There is a door leading to the kitchen diner which comes with built in appliances such as dishwasher, fridge freezer and integrated oven and gas

hob. There is also a dining area suitable for your dining table whilst having patio doors leading to the rear garden.

To the first floor, there are three bedrooms with the master bedroom having built in wardrobes and en suite shower with a WC and wash hand basin. There is also a family three piece bathroom just off the landing.

Externally, to the front there is off road parking for a couple of cars whilst providing side access to the rear garden. The rear garden has a fantastic large patio and is mainly lawned and enclosed by panel fencing.

Perfectly positioned on this popular development on the fringe of Melbourne village centre, you can enjoy the lifestyle that living in Melbourne offers, being within easy walking distance of all Melbourne's excellent local shops including Sainsbury's convenience store, independent food shops, delicatessens, coffee shops, restaurants and pubs. Melbourne is also well placed for ease of access into Derby city centre (8 miles) and the Midlands motorway network with the A38, A50, M42 & M1 all within 10 minutes drive, together with East Midlands Airport and East Midlands Parkway railway station

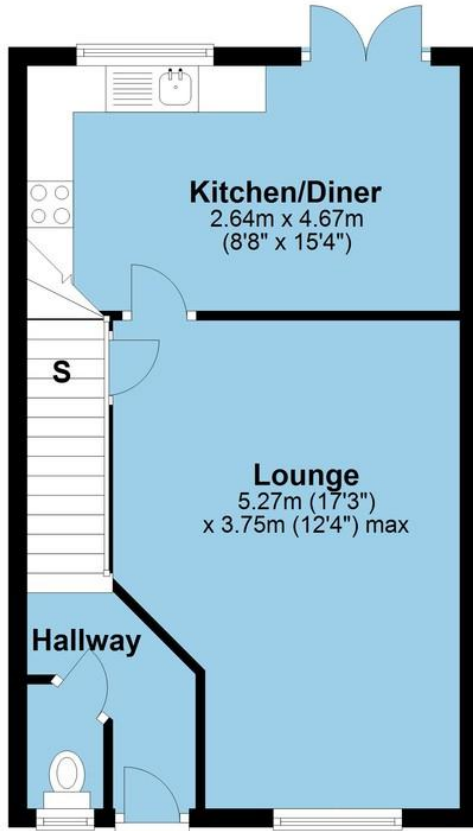
TENURE The property is freehold.

COUNCIL TAX BAND The property is a Band C.

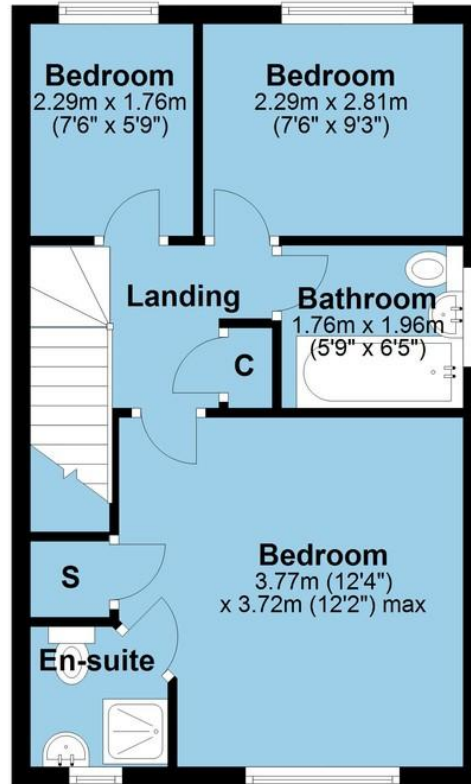




Ground Floor



First Floor



Total area: approx. 74.9 sq. metres (805.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements