

Fletcher & Company

17 Nettlefold Crescent, Melbourne, Derby, DE73 8DA

Price Guide £349,950

Freehold



- Stylish Modern Detached Home
- Bright Open-Plan Living Dining Kitchen With French Doors
- Driveway Parking For Three Vehicles
- Private, Low-Maintenance Landscaped Rear Garden
- Close To Village Amenities
- Contemporary Family Bathroom
- Within Sought-After School Catchment
- Remaining NHBC Warranty For Peace Of Mind
- Quiet And Desirable Residential Location
- Just A Short Stroll To Melbourne Town Centre





Summary

An exceptional detached residence, constructed in 2019 and beautifully presented throughout, offering contemporary living within one of Melbourne's most desirable and established residential settings.

Positioned within a quiet location and just a short walk from the vibrant town centre, this impressive home combines modern design, excellent natural light and practical family living. Benefiting from the remaining balance of its 10-year new build warranty (approximately three years remaining), the property offers complete peace of mind together with high-quality finishes throughout.

Thoughtfully designed with open-plan living at its heart, generous built-in storage and a private low-maintenance garden, this is a superb opportunity to acquire a truly move-in-ready home in a highly sought-after South Derbyshire location.

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The Location

Melbourne is a beautiful and picturesque Georgian market town, widely regarded as one of South Derbyshire's most sought-after locations. The town offers an excellent and varied range of amenities including independent cafés, restaurants, traditional village inns, a post office, butchers, local Sainsbury's, doctors' surgery, boutique shops, specialist dog shop and regular bus services.

The property is highly accessible for well-regarded schooling options including Dame Catherine Harpur's primary school, Chellaston Academy catchment, Repton Preparatory School and Repton School.

Melbourne is also home to the stunning grounds of Melbourne Hall and its ornamental gardens, while the historic Calke Abbey at Ticknall and the boating and fishing facilities at Staunton Harold Reservoir are all within easy reach, offering superb leisure opportunities.

There is convenient access to the A50 providing excellent commuter links to Derby, Ashbourne, the M1, Nottingham and East Midlands Airport, as well as East Midlands Parkway railway station for wider travel connections.

Accommodation

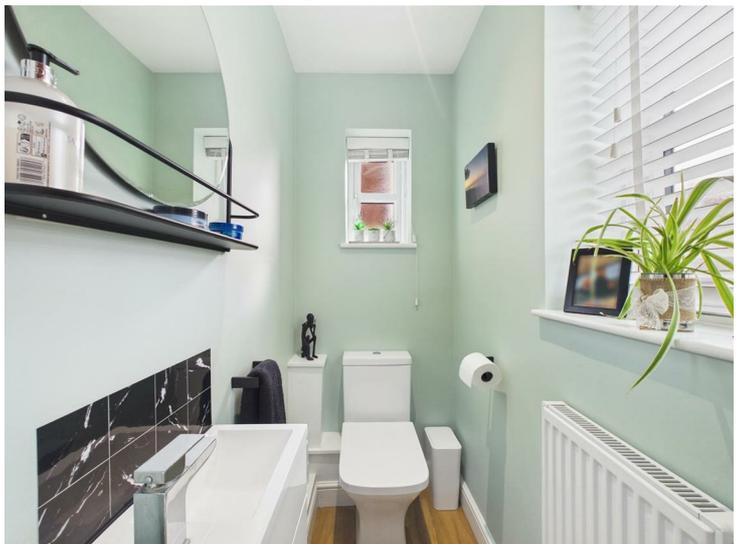
Ground Floor

Entrance Hall

A welcoming and stylish entrance featuring contemporary laminate flooring, soft neutral décor and a striking charcoal vertical radiator. Spotlights and smoke alarm. Stairs rise to the first floor, with doors leading to the open-plan living space and ground floor WC.

Ground Floor WC

Finished in soft pale green tones with continuous laminate flooring. Fitted with a low-level WC with push-button flush and wash basin with mixer tap set above useful storage. Two privacy windows allow excellent natural light, complemented by a white radiator.



Open Plan Living Dining Kitchen

Undoubtedly the heart of the home — a beautifully designed, bright and sociable living space ideal for both everyday family life and entertaining.

Natural light floods the room through a front aspect window, an additional dining area window fitted with shutters and French doors opening directly onto the rear garden. Light grey walls, stainless steel sockets, television point, spotlights and a contemporary charcoal rail radiator create a sleek yet welcoming atmosphere.



Kitchen Area

The kitchen is fitted with a stylish combination of white wall units and grey base units with chrome handles, complemented by premium quartz worktops and matching splashback. A light grey glass splashback enhances the modern aesthetic.

Integrated appliances include an AEG induction hob with electric oven beneath and extractor above, built-in fridge freezer, dishwasher and washing machine. Stainless steel sink with integrated drainer and mixer tap. A side aspect window enhances natural light, while the Ideal boiler and consumer unit are neatly housed within cabinetry.



First Floor Landing

Carpeted flooring with spotlights and smoke alarm. A useful storage cupboard with shelving provides practical space, alongside a loft hatch which is partially boarded.

Bedroom One

A spacious and light-filled principal bedroom positioned to the front aspect. Finished with grey carpet and neutral décor, the room benefits from fitted wardrobes providing excellent shelving and hanging space. Radiator.



En-Suite

A modern and beautifully appointed shower room featuring full-height grey tiling, contemporary fittings and spotlights. Comprising shower enclosure, wash basin with mixer tap set within fitted vanity storage and low-level WC with push-button flush. White heated towel rail, extractor fan and privacy window with blinds complete the space.



Bedroom Two

A well-proportioned small double bedroom, neutrally decorated with grey carpet and spotlights. Fitted wardrobes with sliding mirrored doors provide excellent built-in storage. Radiator. A long narrow privacy window and additional rear-facing window allow natural light while maintaining discretion.



Bedroom Three

A versatile single bedroom, ideal as a nursery, dressing room or home office. Grey carpet, white walls, spotlights, radiator and window fitted with blinds.



Family Bathroom

Finished to an impressive modern standard with large charcoal floor tiles and full-height grey wall tiling. Comprising bath with dual shower heads, wash basin with mixer tap and vanity storage, and low-level WC with push-button flush. White radiator, spotlights, extractor fan and privacy window fitted with shutters.

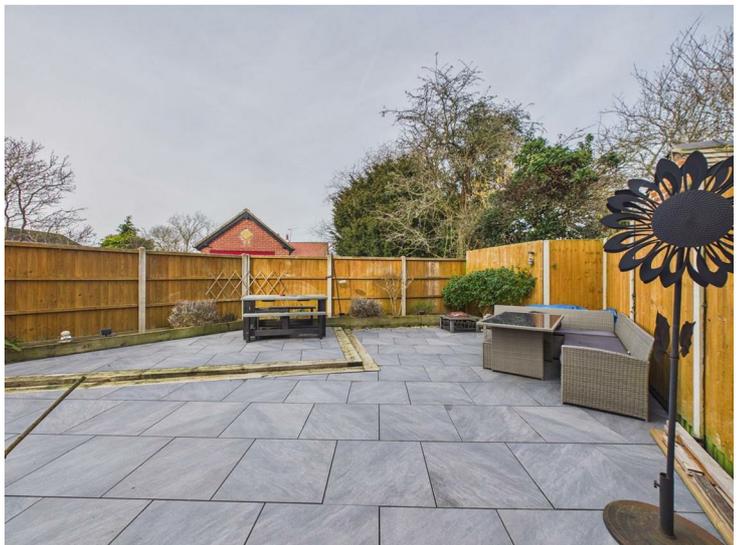


Outside

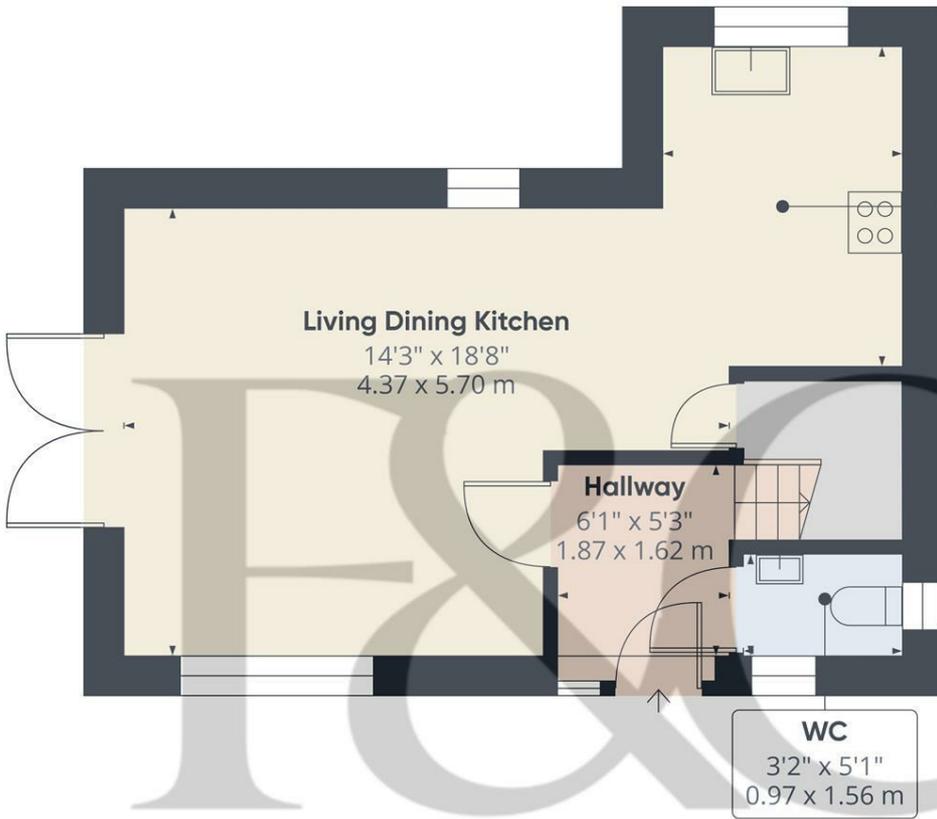
To the front of the property is a driveway providing off-road parking for three vehicles.

The rear garden is private, enclosed and north-east facing, thoughtfully designed for low maintenance while remaining attractive and functional. Predominantly slabbed with mature flower borders and established hedging, it offers a pleasant outdoor seating area ideal for relaxing or entertaining.

A gravelled section to the rear house a substantial shed with power sockets and a water tap, together with gated access to the front of the property.



Council Tax Band C



Floor 0

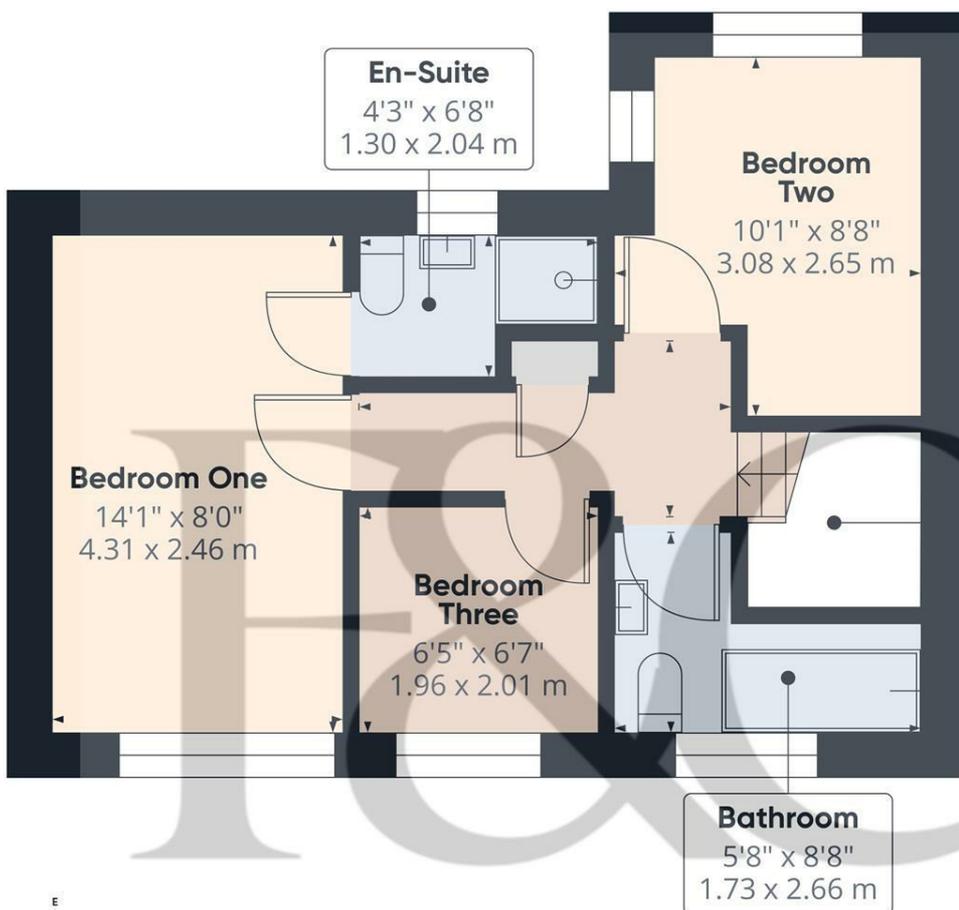
Approximate total area⁽¹⁾

384 ft²
35.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area⁽¹⁾

345 ft²
32 m²

(1) Excluding balconies and terraces

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17 Nettlefold Crescent
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Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	