



5 Bed House - Detached

78A Commerce Street, Melbourne, Derby DE73 8FT

Price £599,950 Freehold



5



2



4



A

Fletcher
& Company

www.fletcherandcompany.co.uk

- New Build - Stylish Detached Home - GREAT VALUE - 2,142 sq. ft
- Gated Development - Electric Gate - Close To Melbourne Town
- Lounge
- Living Kitchen/Dining/Snug
- Utility/Cloakroom
- Four/Five Bedrooms (Study) & Four Bathrooms
- Landscaped Gardens
- Block Paved Driveway For Two Vehicles plus Carport & Garage
- 10 Year Warranty - High Efficiency Solar Panels - EPC rating A
- No Chain Involved

GREAT VALUE - 2,142 sq. ft - NEW BUILD - READY TO MOVE IN - Stylish Four/Five Bedroom, Four Bathroom detached property with Carport and Garage located within this attractive gated development in Melbourne.

Designed with energy efficiency in mind, the property benefits from solar panels, gas central heating with underfloor heating to the ground floor - EPC rating A

Mount Court - Gated Courtyard - Electric Gate

Mount Court is an exclusive development of four prestigious five and six bedroom detached homes, situated in a courtyard setting adjoining Commerce Street in the desirable town of Melbourne and nestled in the South Derbyshire countryside.

Melbourne

The property is situated close to the very favourable town of Melbourne which provides an excellent and varied range of amenities including shops, restaurants, village Inns and bus services. Melbourne lies within the highly accessible Chellaston School catchment area, also reputable Repton Prep School and Repton Public School. It is also noted for Melbourne Hall with its delightful grounds and pool together with the historic Calke Abbey at Ticknall and boating and fishing facilities are also provided at Staunton Harold Reservoir. The property has easy access to local centres including Derby 8 miles, Nottingham 16 miles, East Midlands Airport 6 miles

Accommodation

Storm Porch

Outside light.

Entrance Hall

11'1" x 4'9" (3.40 x 1.46)

With entrance door with inset window, wood flooring with underfloor heating, spotlights to ceiling, telephone intercom, attractive staircase with glass balustrade leading to first floor.

Cloakroom

5'1" x 3'6" (1.57 x 1.07)

With low level WC, fitted wash basin with chrome fittings with fitted base cupboard underneath, wood flooring with underfloor heating, tiled splashbacks, extractor fan, spotlights to ceiling and internal oak veneered door with chrome fittings.

Lounge

19'6" x 10'9" (5.95 x 3.30)

With fireplace alcove with raised stone hearth, fitted carpet with underfloor heating, double glazed window to side, double glazed window overlooking rear garden and internal oak veneer door with chrome fittings.



Living Kitchen/Dining/Snug

31'2" x 9'10" (9.52 x 3.01)

Snug area

With tiled flooring with underfloor heating, spotlights to ceiling and double glazed window.

Dining Area

With tiled flooring with underfloor heating and two matching double glazed bifolding doors opening onto garden.



Kitchen Area

With inset one and a half stainless steel sink unit with mixer tap, wall and base fitted units with attractive matching work tops, built-in Neff five ring induction hob with Neff extractor hood over, built-in Neff microwave, built-in Neff double electric fan assisted oven, integrated CDA fridge/freezer, integrated CDA dishwasher, concealed Ideal heating boiler, continuation of the matching worktops forming a useful breakfast bar area with built-in wine cooler, tiled flooring with underfloor heating, spotlights to ceiling and two double glazed windows.



Utility Room

7'7" x 6'3" (2.33 x 1.91)

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, integrated CDA washing machine, tiled flooring with underfloor heating, spotlights to ceiling, double glazed window and double glazed door giving access to garden.



First Floor Landing

12'4" x 11'4" (3.78 x 3.46)

With spotlights to ceiling, fitted carpet, two radiators, built-in cupboard housing the high efficiency hot water cylinder, double glazed window to front and the continuation of the attractive staircase with glass balustrade leading to second floor.



Bedroom One

14'7" x 11'3" (4.45 x 3.45)

With radiator, fitted carpet, spotlights to ceiling, double glazed window to front, double glazed window to rear and internal oak veneer door with chrome fittings.



Dressing Room

6'7" x 6'11" (2.03 x 2.11)

With radiator, fitted carpet, spotlights to ceiling and double glazed window to rear.



En-Suite

7'8" x 7'4" (2.36 x 2.25)

With bath with chrome fittings, fitted wash basin with chrome fittings, low level WC, separate shower cubicle with chrome shower, tiled splashbacks, tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, shaver point, extractor fan, double glazed window to front and internal oak veneer door with chrome fittings.



Bedroom Two

11'3" x 9'7" (3.43 x 2.94)

With spotlights to ceiling, fitted carpet, radiator, double glazed window to rear and internal oak veneer door with chrome fittings.



En-Suite

6'8" x 5'7" (2.04 x 1.72)

With double shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, tiled splashbacks, tiled flooring, spotlights to ceiling, extractor fan, heated chrome towel rail/ radiator, double glazed window to rear and internal oak veneer door with chrome fittings.



Bedroom Three/Study

11'10" x 9'4" (3.62 x 2.86)

With radiator, fitted carpet, double glazed Velux window to front and internal oak veneer door with chrome fittings.



Family Bathroom

8'3" x 7'10" (2.52 x 2.39)

With bath with chrome fittings, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, separate shower cubicle with chrome shower, tiled splashbacks, tiled flooring, shaver point, extractor fan, spotlights to ceiling, heated chrome towel rail/radiator, double glazed window to side and internal oak veneer door with chrome fittings.



Second Floor Landing

8'5" x 6'5" (2.57 x 1.97)

With fitted carpet, radiator, spotlights to ceiling, far-reaching views to rear, double glazed Velux window to front and double glazed window to rear.

Bedroom Four

12'7" x 10'7" (3.86 x 3.23)

With fitted carpet, radiator, double glazed Velux window to front, double glazed window to rear, far-reaching views to rear and internal oak veneer door with chrome fittings.



Storage Area in Bedroom Four

7'0" x 4'8" (2.15 x 1.43)

With power and lighting.

Bedroom Five

12'7" x 7'8" (3.85 x 2.36)

With fitted carpet, radiator, double glazed window to rear, far-reaching views and internal oak veneer door with chrome fittings.



Shower Room

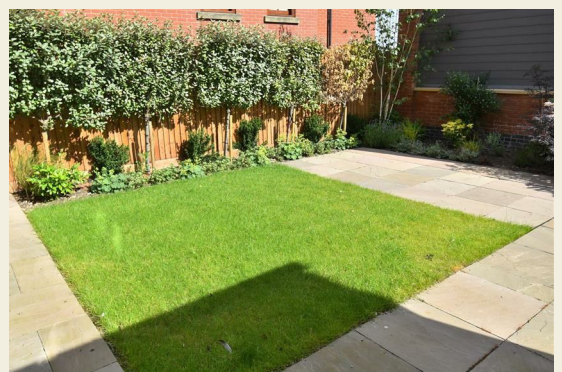
6'8" x 4'7" (2.05 x 1.41)

With a double shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, tiled splashbacks, tiled flooring, shaver point, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator and internal oak veneer door with chrome fittings.



Garden

To the rear of the property there is a private, enclosed rear garden enjoying shaped lawns, Indian stone patios providing pleasant sitting out entertaining space complemented by well stocked beds and borders.



Driveway

A block paved driveway provides car standing space for two cars plus carport and plus single garage.

Carport

18'6" x 10'6" (5.64 x 3.21)

With block paving and side access gate giving access to garden.



Garage

19'0" x 9'8" (5.80 x 2.95)

With power and lighting.



Council Tax Band

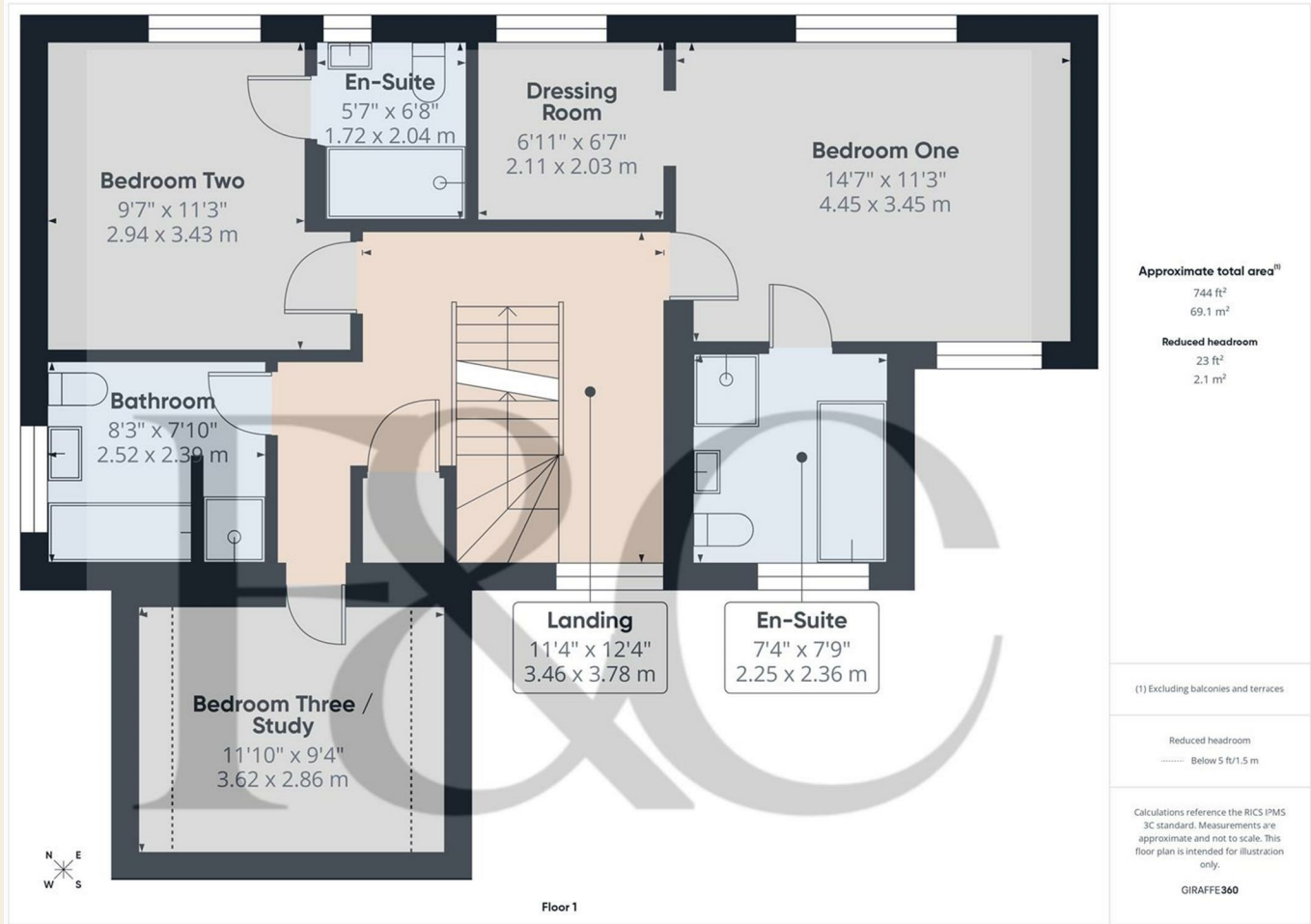
To Be Confirmed

Service Charge

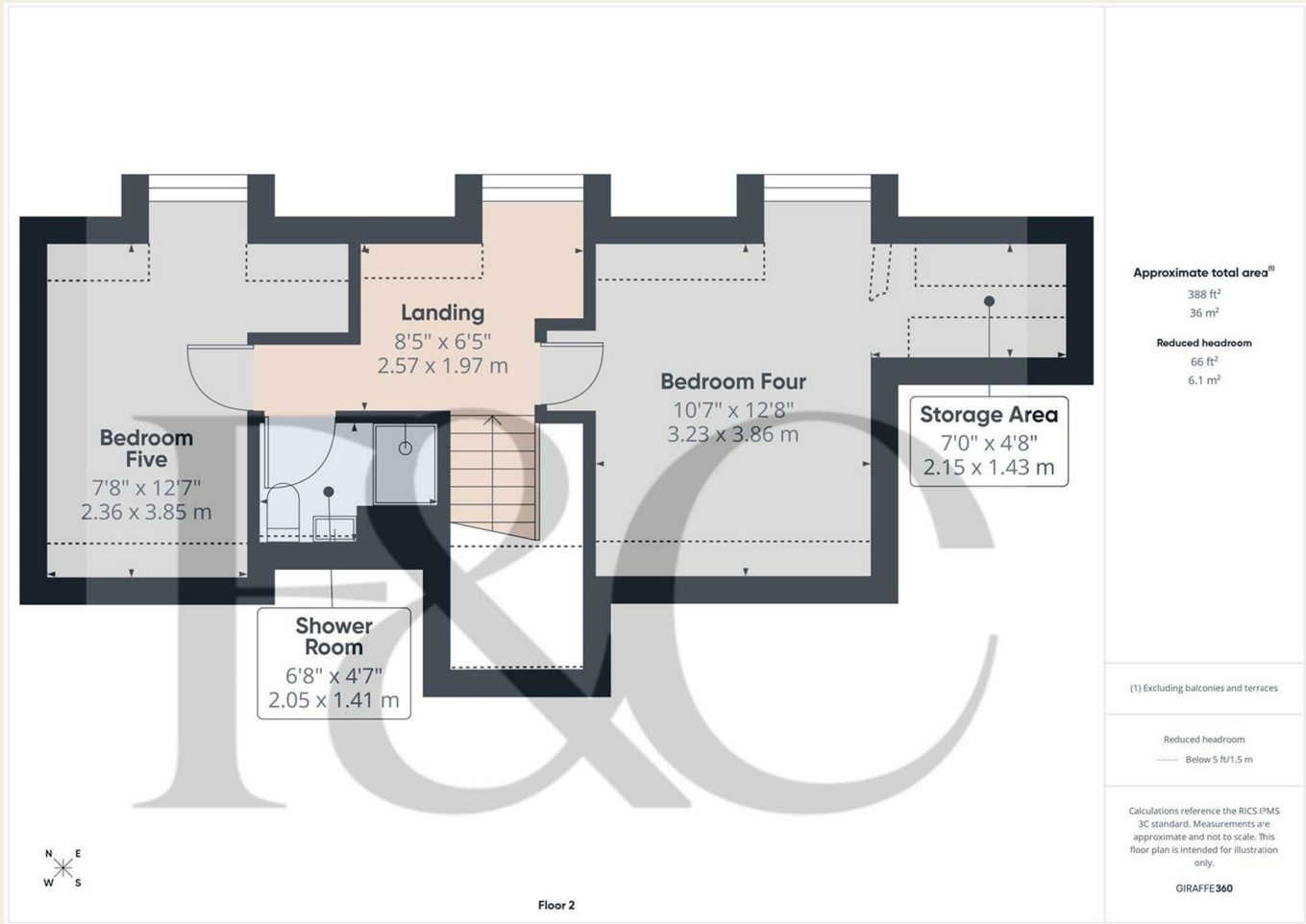
Service charge of £474.26 per year



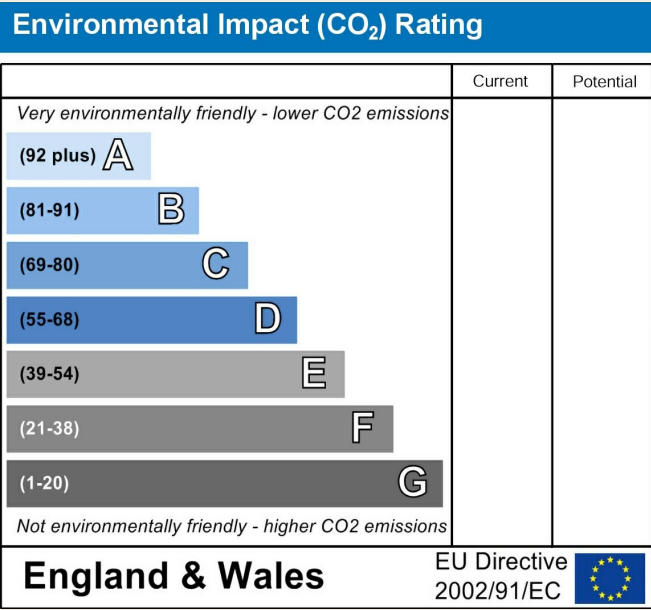
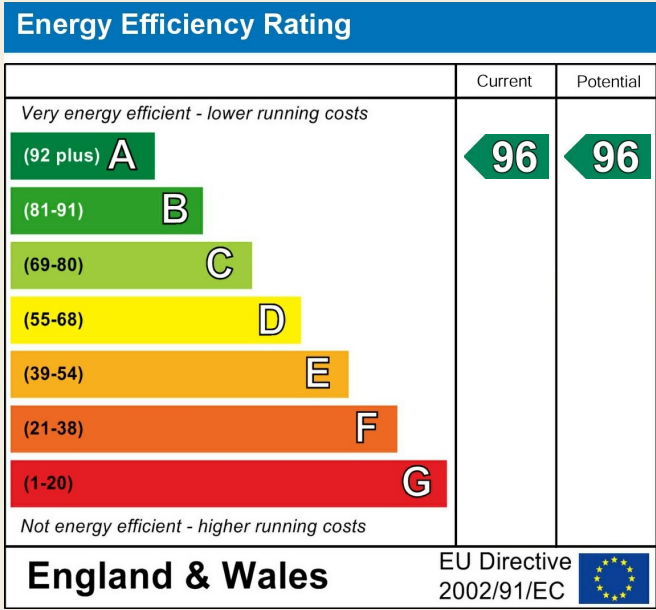
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.