



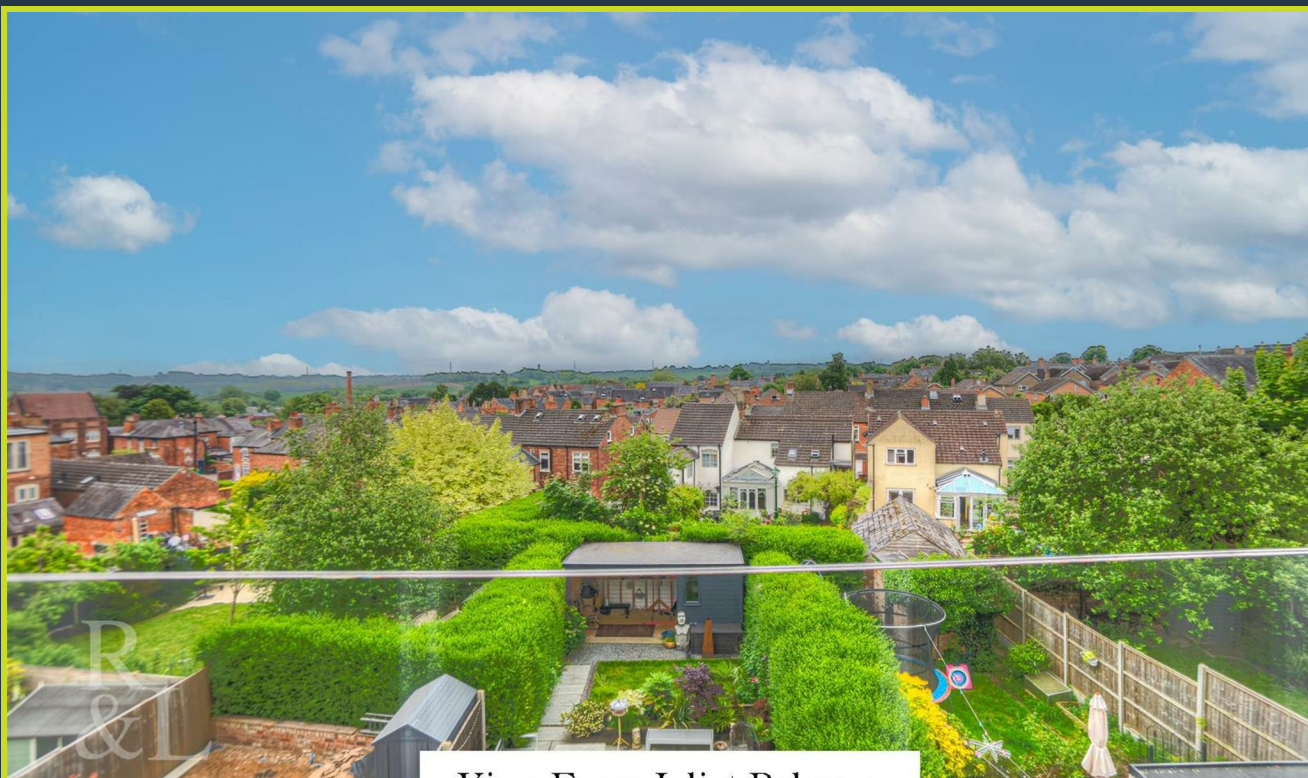
9 North Street

| DE73 8FZ | Guide Price £325,000

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- Guide Price Range £325,000 - £335,000
- Three Generously Sized Bedrooms
- Modern Kitchen/Diner
- Landscaped Rear Garden
- Freehold - EPC Rating C
- Extended Three-Storey Semi-Detached House
- Good-Sized Lounge
- Downstairs WC - Family Bathroom
- Amenities Nearby
- Council Tax Band B







Guide Price Range £325,000 - £335,000

Royston & Lund are thrilled to present this delightful extended semi-detached house located on the charming North Street in Melbourne. The property offers a perfect blend of character and modern living. Melbourne offers a variety of local amenities, such as independent shops, cafes, and traditional pubs, contributing to its vibrant community atmosphere. The town also features excellent educational facilities, including primary and secondary schools, making it an attractive place for families.

As you step inside, you are greeted by the hallway which provides access to the accommodation throughout. There is a good-sized lounge. To the rear of the ground floor there is the extended kitchen/diner which benefits from a range of units and integrated appliances. Lastly, to the ground floor there is a useful understairs storage which provides access to the WC.

To the first and second floor there are three bedrooms which are complemented by the bathroom. The highlight of this home is the loft conversion, creating a serene main bedroom complete with an en-suite bathroom and a Juliet balcony providing stunning views.

Outside, there is the landscaped rear garden which features a versatile outdoor gym area and a handy store. There is also a patio area which is perfect for garden furniture, lawn space and various well-maintained garden.



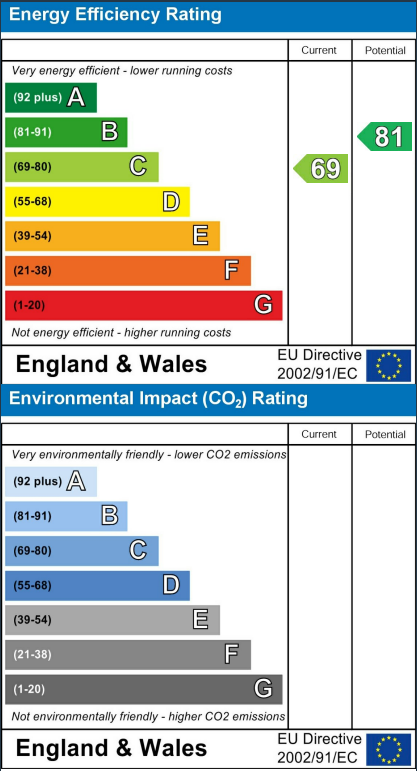


Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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### EPC



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