



The Woodlands
Melbourne
DE73 8DP

£269,950

Occupying an EXCELLENT PLOT & POSITION on The Woodlands, just off Pack Horse Road, is this 3 BEDROOM SEMI-DETACHED family home which offers a WELL PROPORTIONED INTERIOR with plenty of POTENTIAL TO FURTHER IMPROVE, with AMPLE PARKING, private garden and LARGE HOME OFFICE/SUMMER HOUSE



Property Features

- Excellent Location
- Close to School
- Quiet Cul-de-Sac
- Potential to Improve
- Driveway
- 3 Bedrooms
- Lounge/Diner
- Kitchen
- Private Garden
- Ample Parking

Full Description

Perfectly positioned on The Woodlands, a quiet residential development on the fringe of Melbourne town centre, just off Pack Horse Road, you can easily embrace the unique Melbourne lifestyle on offer, being quietly positioned, yet within easy walking distance of all the local shops and facilities.

With potential to further improve and adapt, this realistically priced, well-proportioned three-bedroom semi-detached family home is the perfect property to get on the first rung of the property ladder, with a spacious well-presented interior complemented to the outside by a private rear garden with a recently erected home office/summer house and ample parking on the driveway for two vehicles.

With an efficient gas fired central heating system and UPVC windows, you are welcomed by a deep entrance hall, the

lounge & dining room is the perfect family entertaining space with patio doors onto the garden, the kitchen enjoys a range of units with under-stairs storage.

On the first floor are three bedrooms and family bathroom, externally the rear garden is a complete blank canvass and can be landscaped accordingly with the useful home office a great addition.

Perfectly positioned on The Woodlands, just off Pack Horse Road, 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 amenities including Melbourne Infant & Junior School, 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

COUNCIL TAX

The property is in Band C

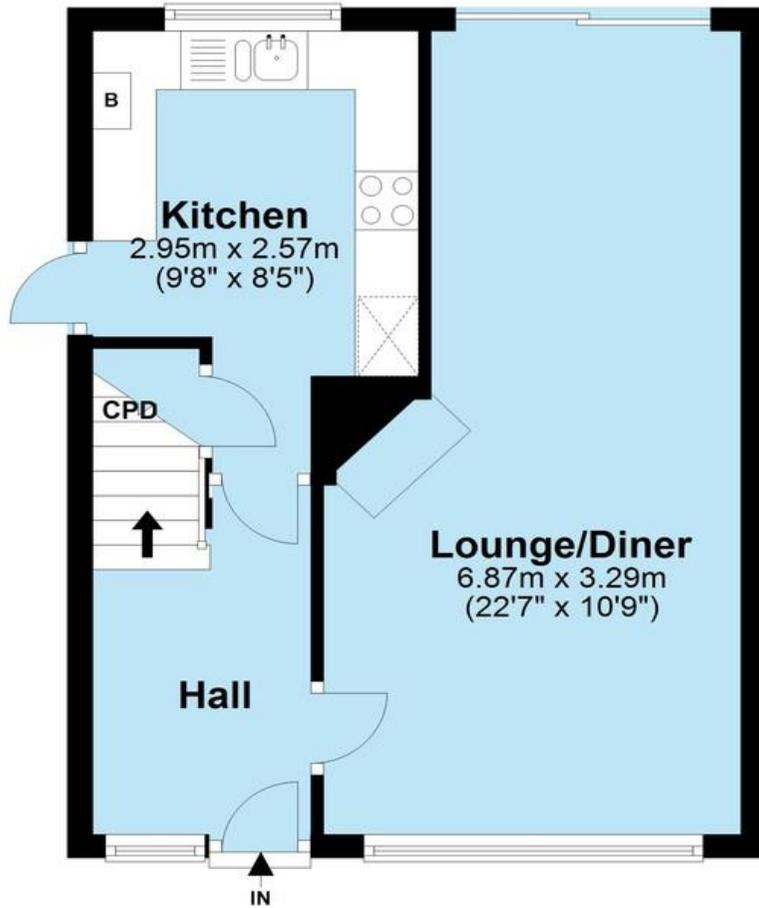
TENURE

The property is Freehold

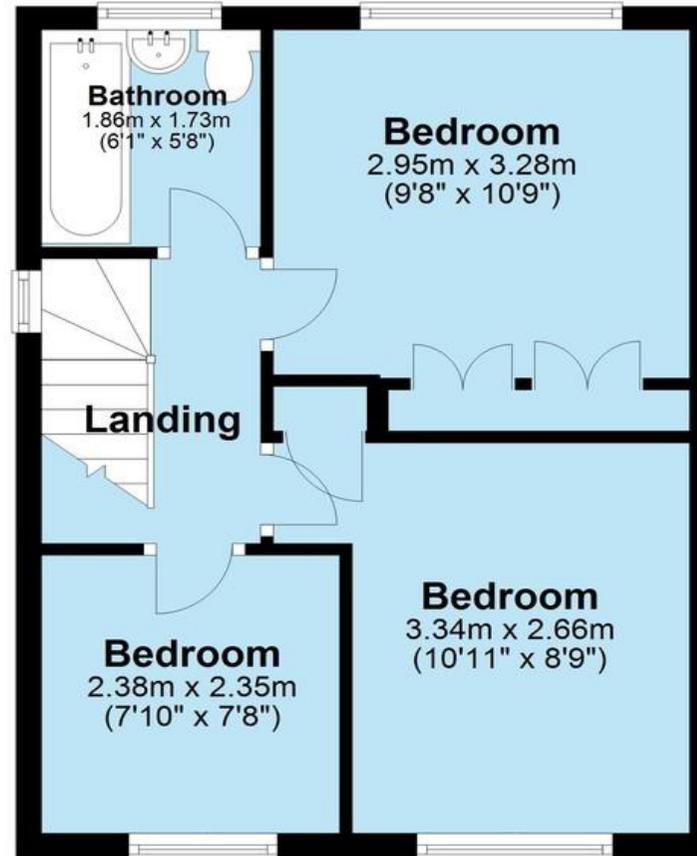




Ground Floor



First Floor



Total area: approx. 69.5 sq. metres (748.1 sq. feet)

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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