



CURRAN
BIRDS
+ CO

Oaklands Way, Melbourne
Derbyshire
Offers in excess of: £400,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



DELIGHTFUL COTTAGE STYLE HOME – NO CHAIN - A most attractive three bedroom link detached, cottage style property occupying this delightful cul-de-sac position close to the heart of the Melbourne. This property offers a superb well proportioned layout with exciting potential for cosmetic updating and extension (subject to necessary planning consent being obtained)

The property features a spacious central entrance hallway with access to a downstairs wc, spacious dual aspect living room with french doors giving access to the rear garden, separate dining room and fitted kitchen with access to the rear garden. Upstairs, the first floor landing leads to three well proportioned bedrooms and a modern shower room. The most spacious primary bedroom also benefits an en-suite shower room.

Externally, there is a lawned front garden, private driveway and single attached garage. There is passaged access leading to a generous beautifully landscaped south west facing rear garden with paved patio, generous lawn and planting borders.





The Detail

The property is built in a characterful style, featuring period-style brickwork and stone lintels, and benefits from gas central heating and double-glazed windows.

Entered via a traditional wood-panelled door with glazed side panels, the hallway sets a warm tone with oak-effect flooring and provides access to a convenient downstairs WC. Doors from the hallway lead to the living room, dining room, and kitchen, with a staircase rising to the first-floor landing.

The dual-aspect living room enjoys natural light throughout the day and features a fireplace with a pinewood surround. French doors open onto the delightful rear garden, creating a seamless connection between indoor and outdoor living. The separate dining room includes a serving hatch and a window to the front elevation.

The kitchen is well-appointed with cream shaker-style units, ceramic tiled splashbacks, and integrated Hotpoint appliances, including a double oven and four-ring halogen hob. There is space for both a washing machine and fridge. A window overlooks the rear garden, and a rear door provides direct access outside.

Upstairs, the spacious and light landing gives access to three well-proportioned bedrooms and a modern shower room. The shower room is well-finished with a large walk-in enclosure, chrome fixtures, travertine-effect tiles, and oak-effect flooring. The generously sized primary bedroom overlooks the front elevation and benefits from an en-suite shower room with a two-piece suite and a useful airing cupboard.

Externally, the front garden features a lawn, driveway, and an attached single garage with power and lighting. A true highlight of the home is the generous south-west-facing landscaped rear garden, which includes a paved patio with blue brick edging, a shaped lawn with rockery-style borders, raised planting beds, a timber shed, a conifer tree, and a walled boundary.





CURRAN BIRDS + CO

The Location

Oaklands Way lies within the heart of Melbourne, a picturesque and well-connected town known for its independent spirit and rich history. The nearby market square offers an excellent range of day-to-day amenities including artisan bakeries, independent cafés, and restaurants such as Amalfi White and Harpur's. Local favourites like Melbourne Deli and Melbourne Hall Gardens make everyday living feel distinctly vibrant and community-oriented.

Green spaces are plentiful — enjoy peaceful walks around Staunton Harold Reservoir or explore the well-kept grounds of Melbourne Park and Pool Road Nature Reserve.

For commuters, East Midlands Airport and the A50 are easily accessible, while families benefit from proximity to well-regarded primary and secondary schools.

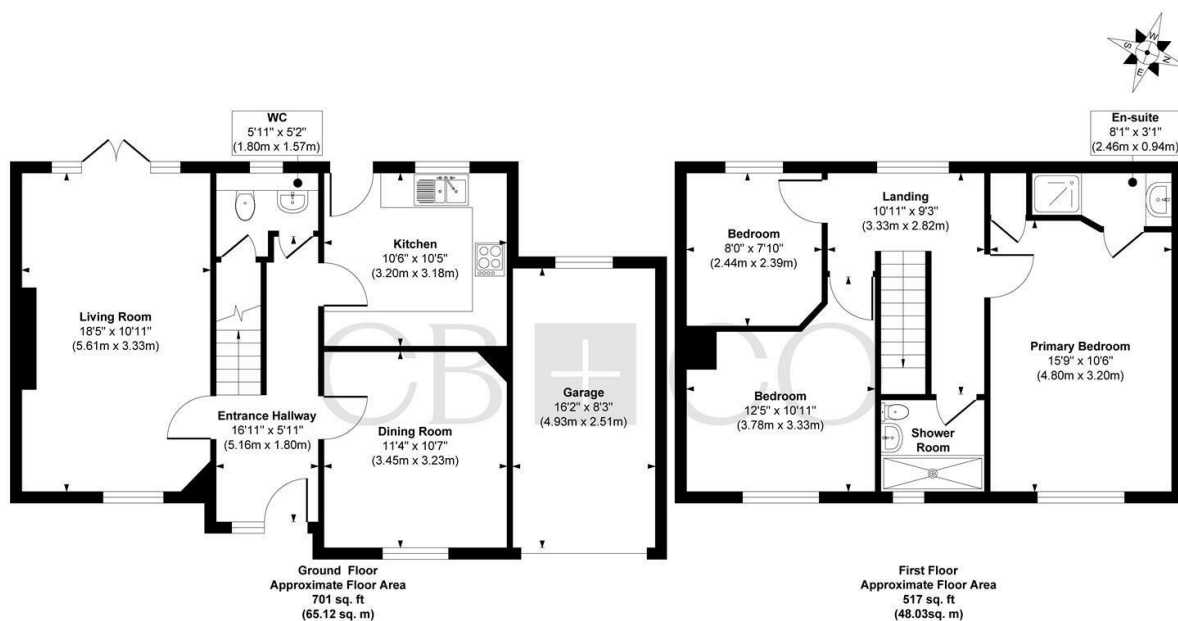
Melbourne offers a charming and picturesque town centre, with beautiful historic buildings, complemented by excellent local shops and amenities. Its well-connected location makes it a highly desirable part of South Derbyshire.







Oaklands Way, Melbourne, Derbyshire



Approx. Gross Internal Floor Area 1218 sq. ft / 113.15 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Most Attractive Cottage Style Three Bedroom Link Detached Home
- Set in Delightful Cul-de-Sac Location close to the Heart of Melbourne
- Well Maintained Home with Exciting Potential
- Spacious Room Proportions & Well Planned Layout
- Entrance Hallway, Downstairs WC & Fitted Kitchen
- Spacious Living Room with Dual Aspect & Separate Dining Room
- Three Bedrooms & Contemporary Shower Room
- Spacious Primary Bedroom with En-Suite Shower Room
- Driveway, Single Garage & Generous South West Facing Rear Garden
- No Chain Involved

Size

Approx 1218.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

CURRAN BIRDS + CO

Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved