



## 23 Castle Mills

Melbourne, Derby, DE73 8BF

Offers In The Region Of £140,000



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### GENERAL INFORMATION

#### THE PROPERTY

Sitting in the tranquil development of Castle Mills, Melbourne, Derby, this charming one-bedroom house is an ideal retreat for those over 55. The property is situated in the highly desirable village of Melbourne, known for its picturesque surroundings and community spirit.

As you enter the home, you are welcomed by an entrance hallway that leads to a comfortable lounge. The lounge features French doors that open directly onto a private rear courtyard, perfect for enjoying a morning coffee or an evening read in the fresh air. A fitted kitchen is conveniently located adjacent to the lounge.

The first floor hosts a double bedroom with fitted wardrobes. The modern shower room is well-presented, ensuring your daily routines are comfortable and convenient.

This property benefits from double glazing and electric heating. The combination of its design and quiet location makes this home a perfect choice for those seeking a low-maintenance lifestyle in a friendly community.

With its appealing features and prime location, this cosy one-bedroom house in Castle Mills is not to be missed. Whether you want to downsize or simply seek a peaceful place to call home, this property offers an excellent opportunity in this superb village of Melbourne.

#### LOCATION

Situated close to the heart of Melbourne village centre, you are just a walk away from all the boutique shops, vibrant public Inns and eateries. Melbourne is a highly regarded village with lovely walks around the village and in the grounds of Melbourne Hall and its courtyard with further shopping and eateries. The village is serviced with a beautiful church, medical centre, dentist and primary school.

There is a bus stop outside Castle Mills into Derby city centre and for those travelling further afield Melbourne also boasts a strategic location close to the Midlands motorway network with J24 of the M1, M42, and A50 .

### ACCOMMODATION

Entrancde door opening through to hallway.

#### HALLWAY

6'4" x 4'4" (1.94m x 1.33m)

Stairs off to first floor, door to lounge, door to kitchen, radiator and useful built in storage cupboard.

#### LOUNGE

11'5" x 16'6" max 13'4" min into alcove (3.49m x 5.03m max 4.08m min into alcove)

French doors with glazed side panels leading out on to a small rear terrace, coving to ceiling, ceiling light point and a useful understairs storage cupboard.

#### KITCHEN

10'1" to window x 8'0" (3.08m to window x 2.46m )

Is fitted with a range of base cupboards, drawers with co ordinating wall mounted cabinets, work tops incorporate a one and a quarter sink with mixer taps, a four ring hob with extractor fan over and oven below, there is space for a washing machine, space for fridge freezer and radiator.

#### FIRST FLOOR

Stairs rise to:

#### LANDING

With large double doors opening into a spacious airing cupboard with electric boiler and doors leading off to:

#### BEDROOM ONE

10'10" x 12'8" to rear of wardrobe (3.31m x 3.88m to rear of wardrobe)

Has a window to the rear aspect, storage heater, ceiling light point, triple wardrobe providing hanging space and shelving.

#### SHOWER ROOM

6'7" x 7'5" from window to shower (2.03m x 2.28m from window to shower)

Has been refitted with waterproof wall boarding, pedestal hand wash basin, W.C. and large walk in shower with mobility seat, obscure window to the rear aspect, ceiling light point and radiator.

Tel: 01283548194

## OUTSIDE

To the rear of the property there is a open fenced boundary with a small hard landscaped courtyard.

## LEASEHOLD

Our client advises us that the property is leasehold and has 968 years left on it. Ground rent is £1 pa, but we need to check the service charge which was (£365.05 in 2024) and Ground Solutions is the managing agent.

## COUNCIL TAX BAND

South Derbyshire District Council - Band B

## CONSTRUCTION

Standard Brick Construction

## BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

## CURRENT UTILITY SUPPLIERS

Gas  
Electric - Eon  
Oil  
Water - Mains  
Sewage - Mains  
Broadband supplier

## FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

## SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

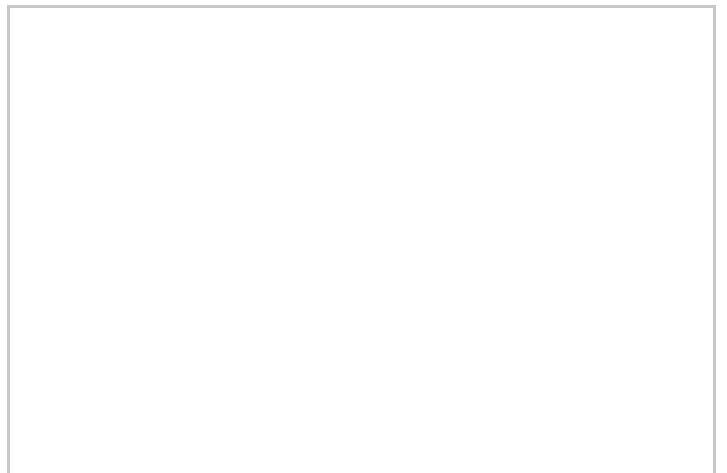
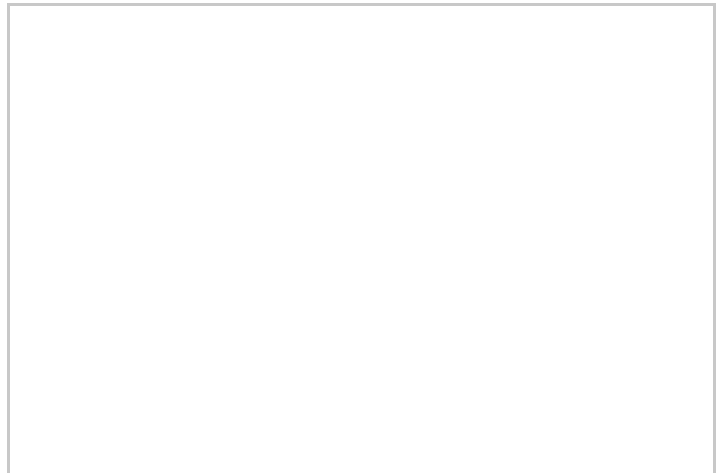
<http://www.derbyshire.gov.uk/>

## CONDITION OF SALE

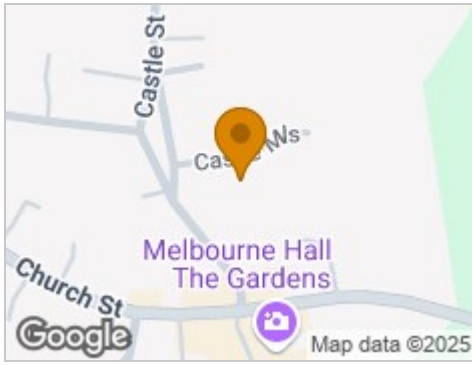
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

## VIEWING

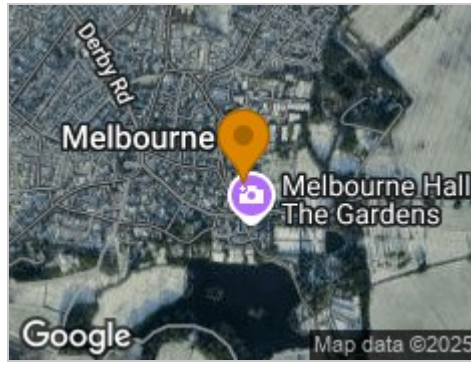
Strictly by appointment through Scargill Mann & Co (ACB/JLW 02/2025) A



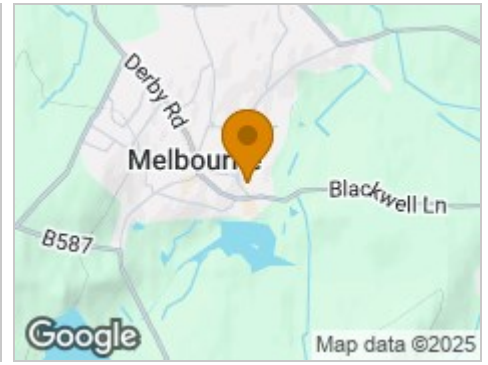
## Road Map



## Hybrid Map



## Terrain Map



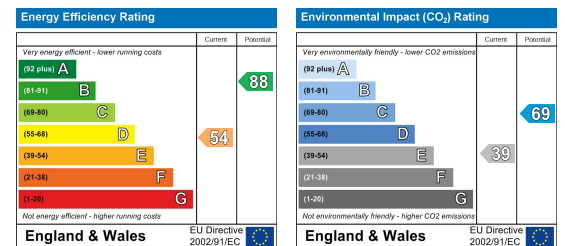
## Floor Plan



## Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.