ABODE
SALES & LETTINGS

Church Street, Melbourne, Derbyshire, DE73 8EJ

£575,000



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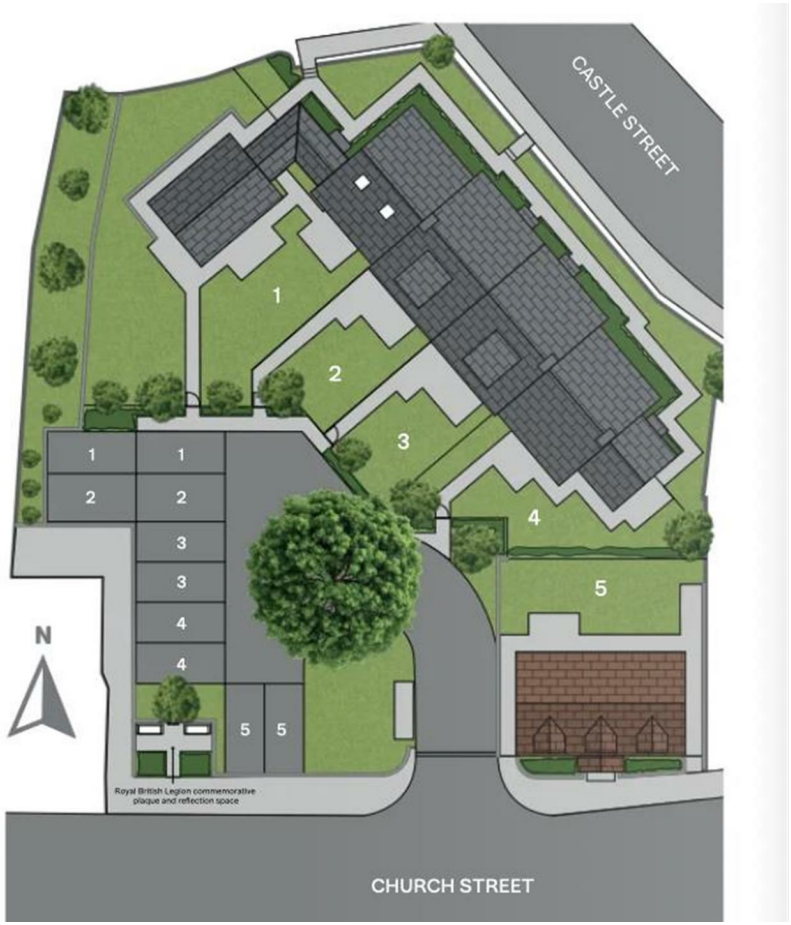

**** £15,000 CASH BACK & SAVE OVER £750* IN LUXURY UPGRADES**** The Berry – A Truly Unique Home at Poppy Court. An impressive and beautifully presented three-bedroom home, offering a distinctive design that is unique to Poppy Court. Thoughtfully designed and finished to an exceptional standard, this attractive property combines stylish modern living with a practical and versatile layout.

The ground floor features an entrance hall, guest cloakroom and a spacious sitting room with bifold doors opening directly onto the rear garden. The high-specification dining kitchen comes complete with integrated appliances, complemented by a separate utility room and a useful study, ideal for home working.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with en suite shower room, alongside a contemporary family bathroom.

Externally, the property benefits from an enclosed rear garden and private parking for two vehicles. Further features include an electric vehicle charging point, Hive smart heating and the reassurance of a 10-year NHBC structural warranty.

A superb opportunity to own a truly individual home, combining quality, comfort and modern convenience in the desirable setting of Poppy Court.





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POPPY COURT

Welcome to Poppy Court, an exclusive Georgian inspired collection of just five 3 and 4-bedroom homes in the heart of Melbourne, Derbyshire. Capturing the elegance and charm of Georgian architecture, thoughtfully reimagined for modern living, each home at Poppy Court offers a rare opportunity to enjoy living in one of Derbyshire's most desirable and historic villages.

HALL

CLOAKROOM

SITTING ROOM

KITCHEN DINER

STUDY

UTILITY ROOM

FIRST FLOOR LANDING

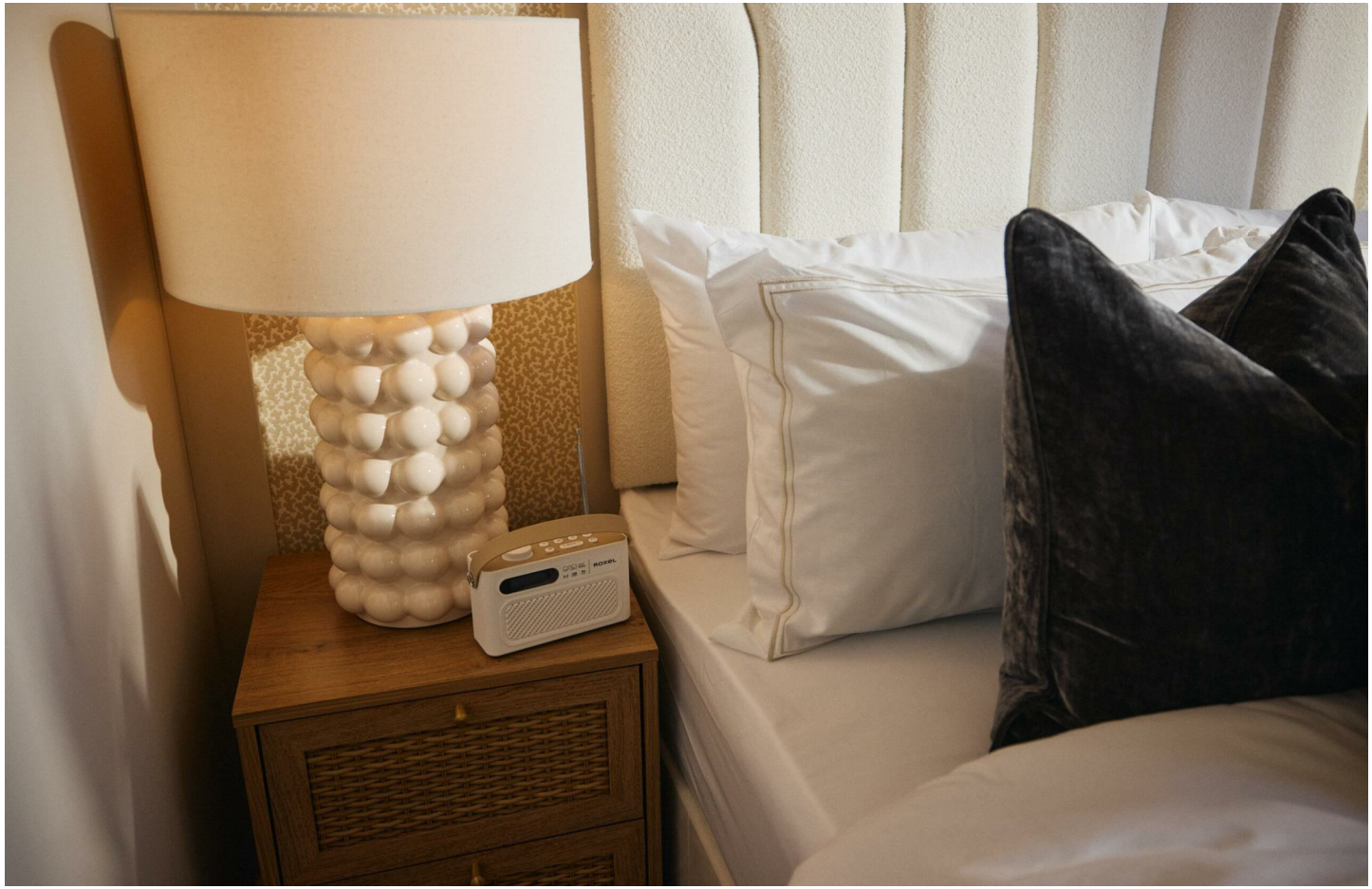
BEDROOM I

EN SUITE

BEDROOM 2

BEDROOM 3

BATHROOM





SPECIFICATION

INTERIORS

ENERGY-SAVING FEATURES

White grained cottage style doors with polished chrome handles
Built-in wardrobes to principal bedroom or dressing area*
Electric vehicle charger

EXTERNAL

Slabbed pathways to front and rear of homes

KITCHEN

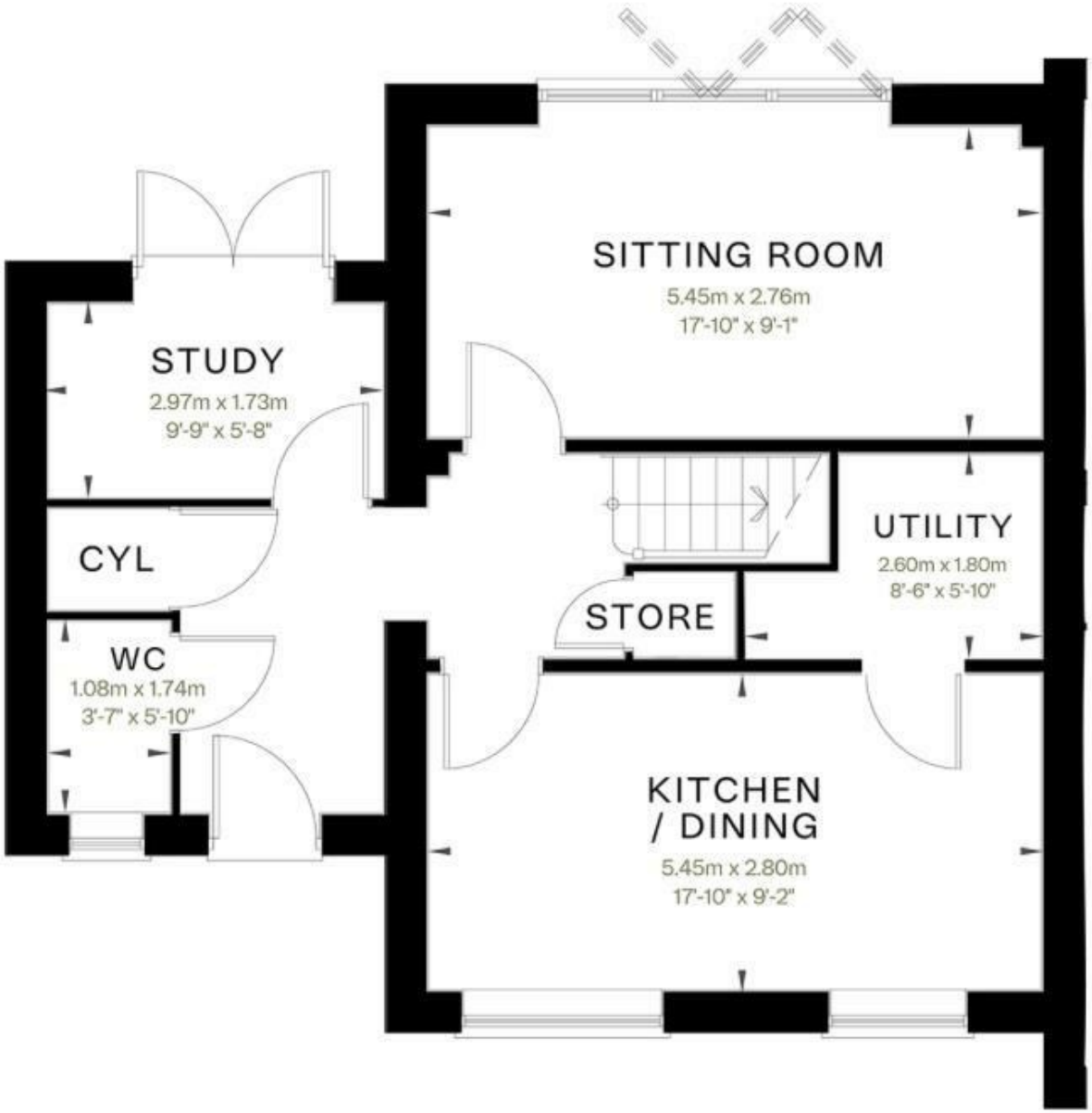
JT Ellis designed kitchens
Quartz worktops
Turf to front garden
AEG kitchen appliances
Fully integrated fridge freezer
Full integrated dishwasher

BATHROOM

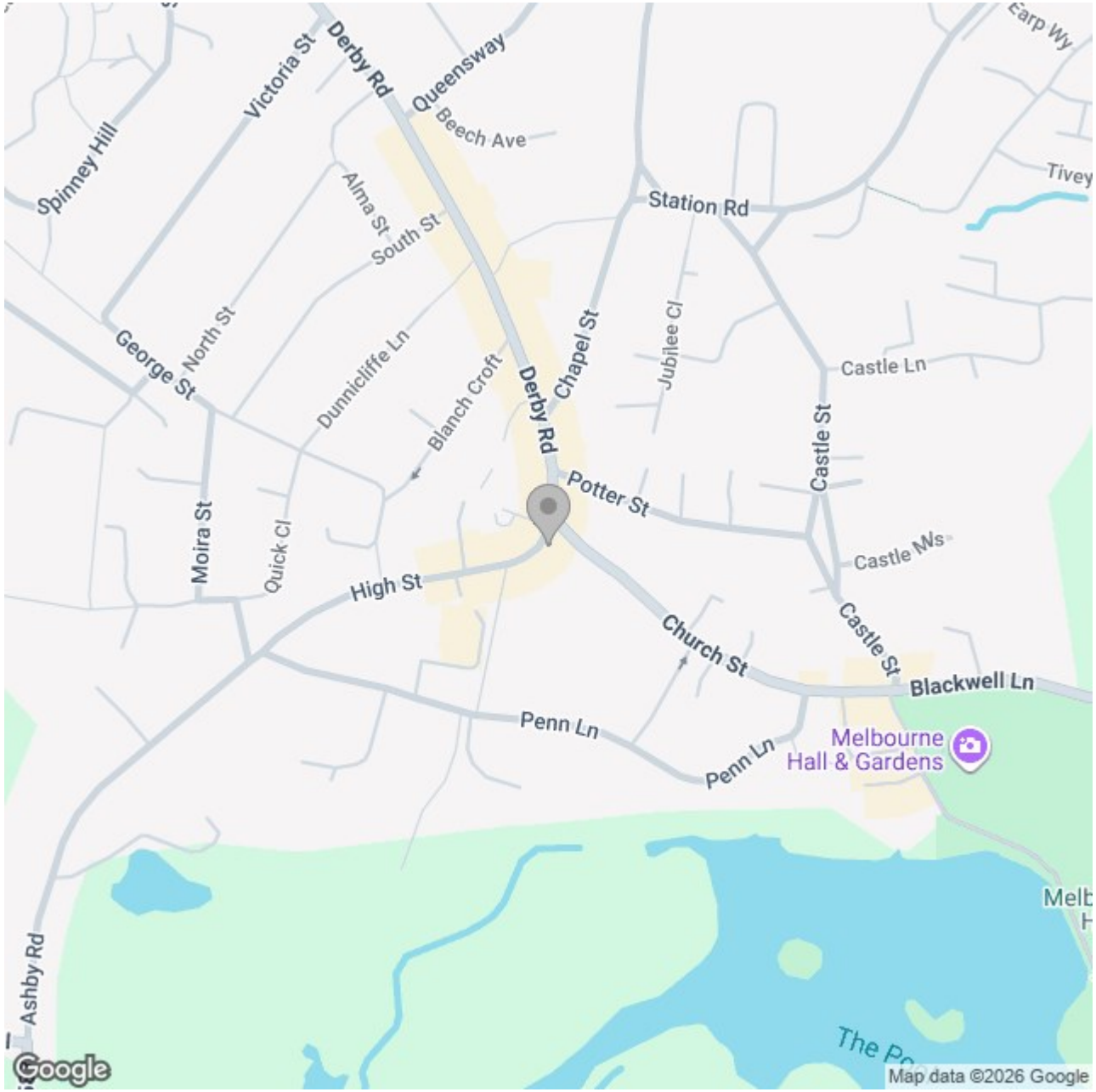
Ideal Standard sanitaryware with Aqualisa taps
Porcelanosa wall tiles to family bathroom and en-suites
Porcelanosa floor tiles to family bathroom

NOTE

* T&C's apply
Tenure is freehold and service charge applicable.


SITTING ROOM
5.45m x 2.76m
17'-10" x 9'-1"
STUDY
2.97m x 1.73m
9'-9" x 5'-8"
CYL
WC
1.08m x 1.74m
3'-7" x 5'-10"
STORE
UTILITY
2.60m x 1.80m
8'-6" x 5'-10"
KITCHEN
/ DINING
5.45m x 2.80m
17'-10" x 9'-2"


BEDROOM 2
3.26m x 2.82m
10'-8" x 9'-3"
BATHROOM
2.1m x 1.71m
6'-10" x 5'-1"
EN SUITE 1
1.63m x 2.13m
5'-4" x 7'-0"
PRINCIPAL BEDROOM
3.26m x 2.54m
10'-8" x 8'-4"
BEDROOM 3
2.1m x 2.62m
6'-11' x 8'-7"



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