



# HOPKINS & DAINTY

ESTATE AGENTS



**Carr Brook Way, Derby, DE73 8LH**

**£375,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are delighted to bring to the market this lovely three bedroom detached house with new carpets, freshly decorated throughout and NO UPWARD CHAIN. Set on this established residential estate, built by Davidsons Homes; located towards the edge of Melbourne. Convenient for access to the A50, A42, M1 and East Midlands Airport.

The property offers: Entrance hall, spacious lounge, inner hall, full width rear kitchen/dining room with a range of integrated appliances and French doors opening onto the rear garden and a downstairs W.C. On the first floor, there are three bedrooms and the main family bathroom. The Master bedroom is also served with a Dressing area and fitted wardrobes, along with a stylish En-suite Shower room. The property has gas central heating and double glazing with feature shutters where stated. Externally, there is a side driveway, brick garage (with light and power) and a delightful rear lawn and patio garden with a wooden cabin/home office.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

### Entrance Hall



Accessed via a front entrance door; with a radiator, stairs rising to the first floor and door to:

### Lounge 14'11" x 12'2">10'3" (4.56 x 3.71>3.14)



With two radiators, a wall mounted electric fire and a double glazed front window with fitted shutters.

### Inner Hall



With a door to the Guest WC and double doors to the kitchen.

### Kitchen/Diner 15'5" x 14'5">10'10" (4.70 x 4.40>3.31)



Spanning the full width of the property, an ideal room for family time and entertaining. With a fitted range of gloss fronted base and wall units including a matching central island. Worktops with an inset one and a quarter sink and drainer, with a mixer tap and decorative tiled splashbacks. There is a built in AEG double electric oven, gas hob and hood; along with an integrated dishwasher, fridge/freezer and washing machine. The central island has a breakfast bar and storage cupboards. Radiator, tiled flooring, French doors with side panels and folding shutters opening onto the rear garden.

### Guest WC



Two piece suite comprising WC and wash hand basin. With tiled flooring and splashbacks, a radiator and a part sloping ceiling with an extractor vent.

## First Floor Landing



With a decorative balustrade, access to the loft space and a built in airing cupboard housing the hot water cylinder. Doors leading off.

## Master Bedroom 10'10" x 9'3" (3.32 x 2.83)



Rear master bedroom with a radiator, double glazed window with shutters and opening to:

## Dressing Area 5'10" x 5'4" max. (1.79 x 1.65 max.)



Measurements include the wardrobes. Fitted floor to

ceiling wardrobes and a door to:

## En-Suite Shower Room 5'10" x 5'2" (1.78 x 1.60)



Three piece suite comprising shower, wash hand basin and WC. Tiled flooring, a heated towel rail, ceiling spotlights, an extractor vent and a double glazed rear window.

## Bedroom 2 12'0" x 8'0" (3.67 x 2.46)



Second double bedroom with a radiator and double glazed front window with shutters.

### Bedroom 3 7'6" x 7'0" (2.31 x 2.15)



Single third bedroom with a radiator and double glazed front window with shutters.

### Family Bathroom 8'0" x 6'2" max. (2.45 x 1.90 max.)



Three piece suite comprising bath with a shower over and screen; wash hand basin and WC. Tiled splashbacks and flooring, ceiling spotlights, an extractor vent and double glazed side window.

### Side Driveway

Side driveway parking for more than one car. Access to the garage and gated entry to the rear garden.

### Garage 16'2" x 8'11" max. (4.95 x 2.74 max.)

With an up and over door, electric light and power connected, roof storage space.

### Rear Garden



Delightful enclosed rear lawn and patio garden with mature planted borders and a fence and wall boundary.

### Wooden Cabin/Home Office 7'4" x 5'4" (2.25 x 1.65)



Versatile garden cabin with double glazed French doors, electric light and power connected.

### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be

deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

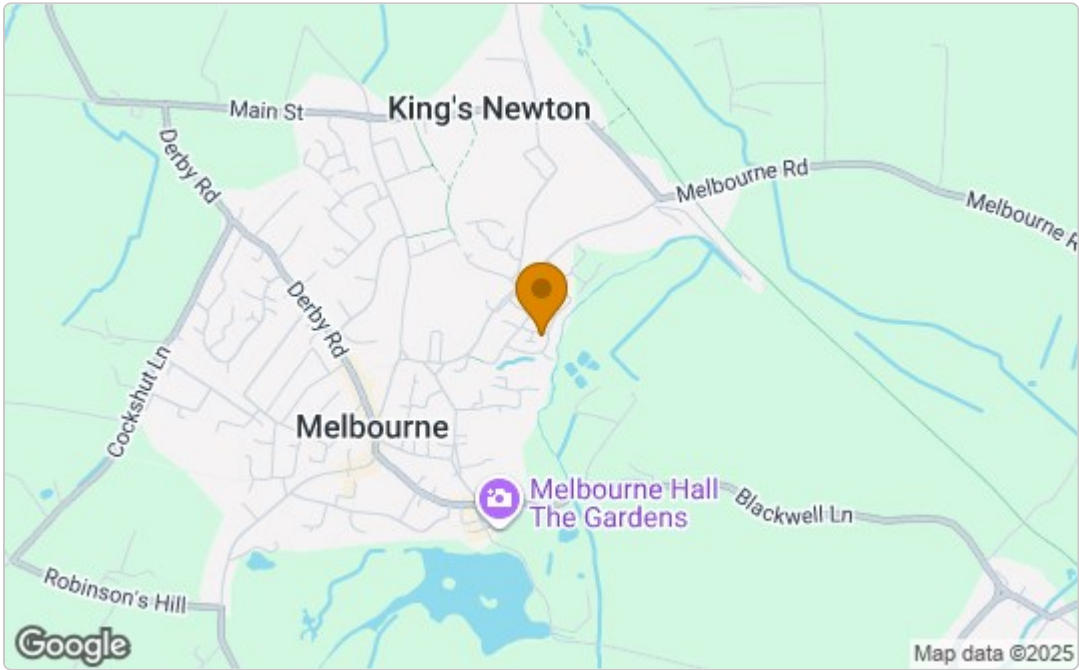
Floor Plan



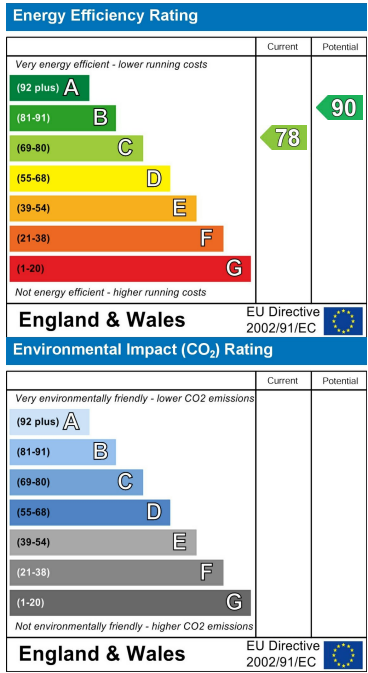
Total area: approx. 85.3 sq. metres (918.4 sq. feet)

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Plan produced using PlanUp.

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.