

MELBOURNE

Sales & Lets



Carr Brook Way, Melbourne, DE73 8LH

£575,000

Welcome to Carr Brook Way!

This impressive three-storey, three-bathroom detached family home is now available for sale. It benefits from off-road parking, a single garage, and an electric car charging point. Situated on the popular Sweet Leys estate in Melbourne, the property offers excellent access to local amenities and transport links.

The current owners have extended the property to create a stunning primary bedroom suite on the third floor. This addition provides flexible and spacious accommodation unlike any other in the area. We highly recommend early viewings, please contact us as soon as possible to arrange yours.

Upon entering, you are welcomed by a generously sized entrance hall that provides access to a spacious lounge and an extensive kitchen-diner. The kitchen-diner features a utility cupboard and direct access to the rear garden through patio doors. The ground floor also includes a WC/cloakroom and ample storage space.

On the first floor, you will find three double bedrooms—one with an en-suite shower room—as well as a modern family bathroom. A unique feature on this level is a landing/office area, which includes a staircase leading to the

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Tenure

Freehold

Council Tax Band

South Derbyshire Council

Council Tax Band : E

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note

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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.

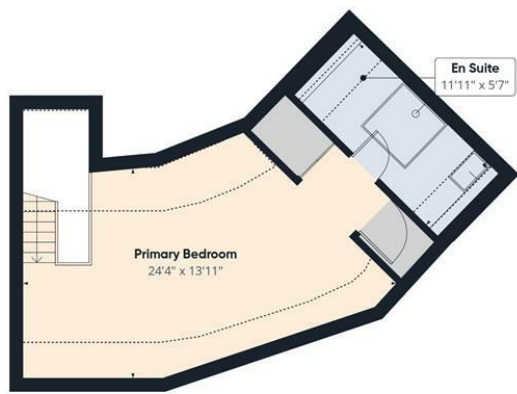




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
1640 ft²
Reduced headroom
114 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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