



Carr Brook Way  
Melbourne Derby



# Carr Brook Way Melbourne Derby DE73 8LH

for sale offers over  
**£385,000**



## Property Description

A well presented, three bedroom detached family home with off road parking, detached garage, enclosed garden and outside home office in a highly desirable residential location, with no chain. The property has a gas fired central heating system, UPVC double glazing and has recently been redecorated throughout and new carpets fitted. Briefly the accommodation comprises: entrance hall, lounge, cloaks/wc, kitchen/diner, three bedrooms - one with an ensuite shower room, family bathroom, home office and detached pitch roof garage with up and over door, enclosed rear garden with a shaped lawn flanked with borders inset with a variety of shrubs.

## Entrance

Front composite entrance door leading to:-

## Entrance Hall

Having carpeted flooring, central heating radiator, stairs off to the first floor, panelled door off leads to:-

## Lounge

14' 11" x 12' 3" ( 4.55m x 3.73m )  
Having UPVC double glazed window to the front elevation with fitted window shutters, two central heating radiators, pebble effect living flame electric wall mounted remote control fire, carpeted flooring, panelled door to inner hallway with door off to:-

## Cloaks/Wc

Having two piece modern white suite comprising corner wash hand basin with chrome mixer tap over, ceramic tiled splashback, low level wc, ceramic tiled flooring, central heating radiator, extractor fan, further double opening panelled doors giving access to:-

## Kitchen/Diner

15' 5" x 14' 5" max ( 4.70m x 4.39m max )  
Having high gloss matching base and wall units with laminated work surfaces over, matching upstands, single drainer one and a quarter bowl stainless steel sink unit with chrome mixer tap over, range of integrated appliances comprising of electric fan assisted double oven, four burner gas hob, extractor hood, integrated dishwasher, washing machine, fridge freezer, microwave, centre island bar with further under unit storage providing breakfast bar seating, ceramic tiled flooring, feature ceramic tiled splashbacks, UPVC double glazed double opening French doors to the rear with matching side panels having fitted window shutters giving aspect and access over the rear garden, panelled door off to useful utility/storage cupboard, two central heating radiators.

## First Floor

Open spindle balustrade, loft access with power, first floor landing is carpeted with panelled door off to airing cupboard with pressurised hot water cylinder, slatted shelving for ease of storage.

## Bedroom One

9' 3" x 10' 11" ( 2.82m x 3.33m )  
Having UPVC double glazed window to the rear elevation overlooking the garden with fitted window shutters, two central heating radiators, walk in dressing room area with two double door fronted fitted wardrobes incorporating hanging rails and shelving for ease of storage, panelled door off to:-

## Ensuite Shower Room

Having four piece white suite comprising pedestal wash hand basin with chrome mixer tap over, low level wc, corner glazed shower cubicle with chrome mixer shower over, inset spotlights and extractor fan to the ceiling,

UPVC double glazed opaque window to the front elevation, part ceramic tiled walls, fully tiled to the cubicle, ceramic tiled flooring, wall mounted chrome heated towel rail.

## Family Bathroom

Has a modern three piece white suite comprising panelled bath with chrome mixer tap over, shower screen with chrome mains shower over the bath, pedestal wash hand basin with further chrome mixer tap, low level wc, part ceramic tiled walls, ceramic tiled flooring, UPVC double glazed window to the side elevation, inset spotlights and extractor fan to the ceiling, wall mounted chrome heated towel rail.

## Bedroom Two

12' 1" x 8' ( 3.68m x 2.44m )  
Having UPVC double glazed window to the front elevation fitted with window shutters, central heating radiator.

## Bedroom Three

7' 7" x 7' ( 2.31m x 2.13m )  
Having UPVC double glazed window to the front elevation fitted with window shutters, central heating radiator.

## Outside

To the front of the property is a low maintenance fore garden, block paved steps leading to the front door with a covered canopy over, stone sills and lintels, low maintenance barked fore garden inset with a variety of mature shrubs, light to the front door area, Tarmac driveway to the side providing off road parking for two to three vehicles leading to:-

## Garage

17' 1" x 9' ( 5.21m x 2.74m )  
Detached pitched roof garage with up and over door, light and power, roof storage. Path giving access to the rear garden.

## Rear Garden

Fully enclosed with outside tap and lighting, paved patio, shaped lawn flanked with borders inset with a variety of shrubs. To the rear of the garage is:-

## Home Office

7' 6" x 5' 7" ( 2.29m x 1.70m )  
Well insulated with panelling, light and power and access via double opening timber framed glazed doors with attached side panel and side window, laminate flooring, suitable for a variety of purposes.

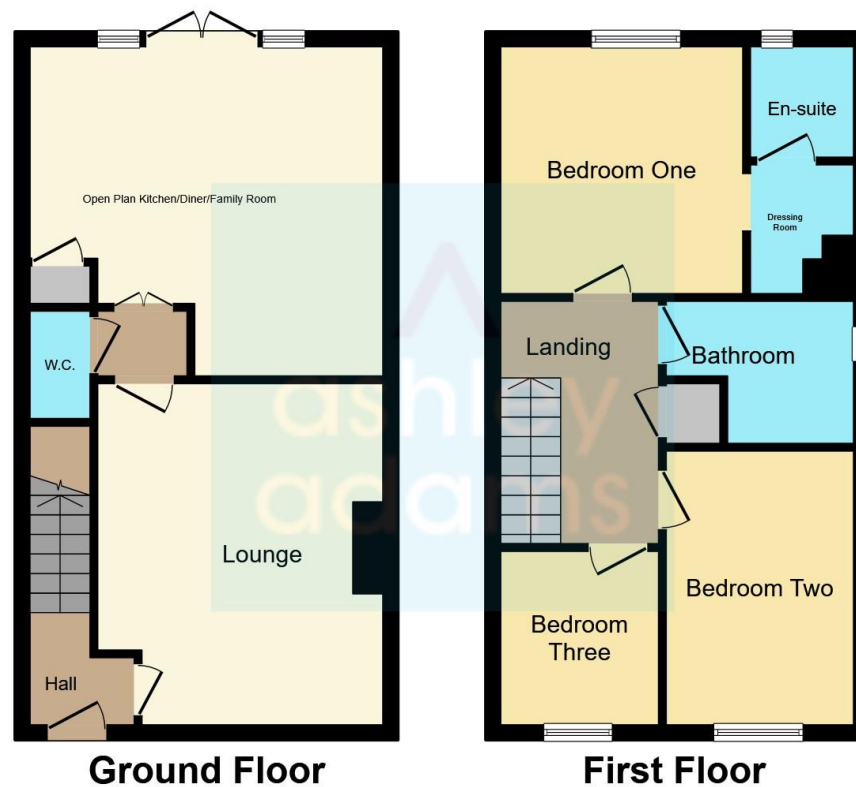












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Tenure:Freehold

EPC Rating: C

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