



Carr Brook Way, Melbourne



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£230,000



Key Features

- Stylish Two-Bedroom Coach House
- No Upward Chain, Perfect For Immediate Living
- Spacious Living Areas
- Chic Blue Kitchen with Integrated Appliances
- Two Double Bedrooms
- Stylish Three-Piece Shower + Utility
- EPC rating C





Welcome to Carr Brook Way, where modern living meets timeless charm in this delightful two-bedroom coach house nestled in a sought-after Melbourne locale. This splendid property, free from upward chain, promises immediate move-in readiness and an enviable lifestyle.

Upon entering, you're greeted by a spacious lounge/diner, perfect for relaxation or entertaining, complemented by storage space and seamless access to the chic blue kitchen. Tastefully designed, the kitchen boasts modern conveniences - from integrated fridge and dishwasher to a stylish induction hob and sleek electric oven, making culinary endeavours a pleasure.

The residence offers two generously sized bedrooms, each exuding comfort with ample room for furnishings. The contemporary three-piece bathroom features a walk-in shower and thoughtful storage solutions.

Outside, enjoy the practicality of covered off-road parking, a secure storage cupboard, and an EV charging point. Whether you're a first-time buyer or an investor, this gem of a home on Carr Brook Way calls you to explore its endless possibilities. Contact our team today to arrange a viewing!

Nestled in the historic market town of Melbourne, Derby, the property on Carr Brook Way offers more than just a place to live; it provides a lifestyle enriched by the charming English countryside. Melbourne is known for its picturesque setting, offering residents stunning scenic views and an array of walking routes, perfect for those who love to explore the outdoors. This bustling town combines the best of both worlds, with an abundance of green spaces and rich history that provide a quaint yet vibrant community feel. Melbourne Hall and its beautiful gardens are nearby, offering a perfect day out for history buffs and nature enthusiasts alike.

The town itself boasts a strong sense of community, with a variety of local shops, cafes, and pubs that highlight its welcoming atmosphere. Regular markets and festivals bring the community together throughout the year, offering ample opportunities for socialising and enjoying the unique charm of the area. The local high street hosts a variety of boutique shops and traditional groceries, ensuring that day-to-day amenities are always within easy reach.

For those seeking excellent connectivity, Carr Brook Way is conveniently situated for commuting. Melbourne is strategically placed a short drive away from both Derby and Nottingham, making it ideal for professionals looking to access major city benefits while retreating to a serene home environment. The A50 and A38 provide swift access to the motorway network, and East Midlands Airport is also easily reachable, facilitating straightforward national and international travel.

Families considering a home in Melbourne will appreciate the area's strong educational offerings. The town is served by several well-regarded schools, catering to various age groups and supporting the academic growth of young residents. Additionally, the locality enjoys a safe and friendly environment, creating a nurturing backdrop for raising a family.

ACCOMMODATION

ENTRANCE HALLWAY

OPEN PLAN LOUNGE/DINER 5.35m x 4.95m (17'7" x 16'2")

STYLISH KITCHEN 2.43m x 2.24m (8'0" x 7'4")

BEDROOM ONE 3.6m x 3m (11'10" x 9'10")

BEDROOM TWO 3.53m x 2.23m (11'7" x 7'4")

MODERN SHOWER ROOM 2.05m x 1.67m (6'8" x 5'6")

CARPORT

COUNCIL TAX BAND:-

The property is believed to be in council tax band: B

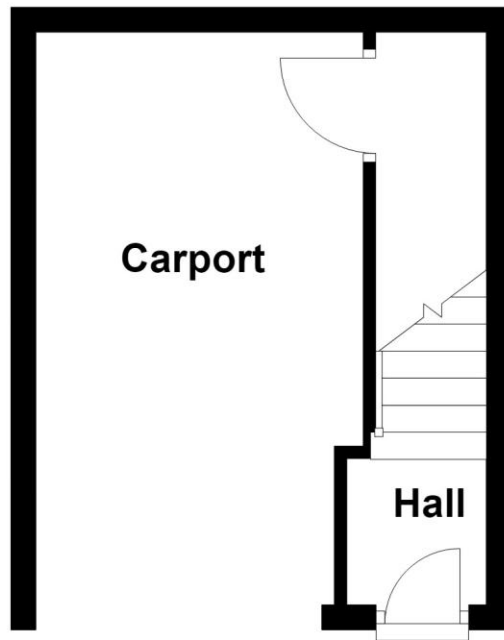
HOW TO GET THERE:-

Postcode for sat navs: DE73 8LH

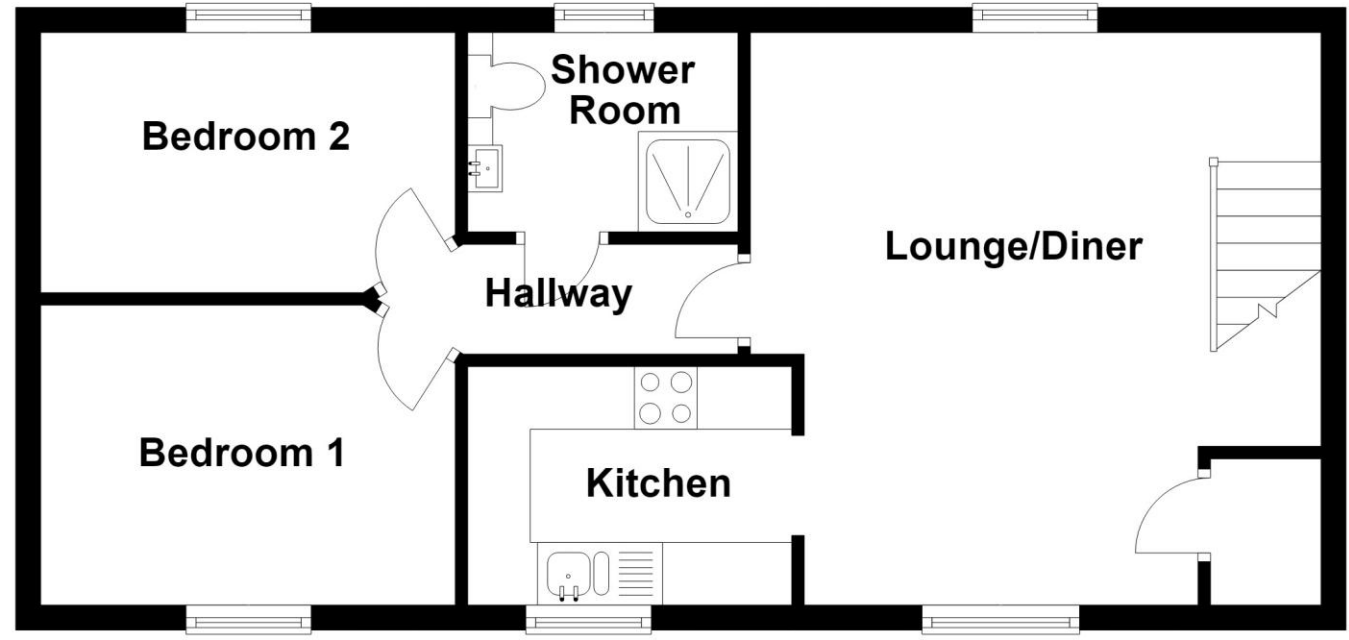
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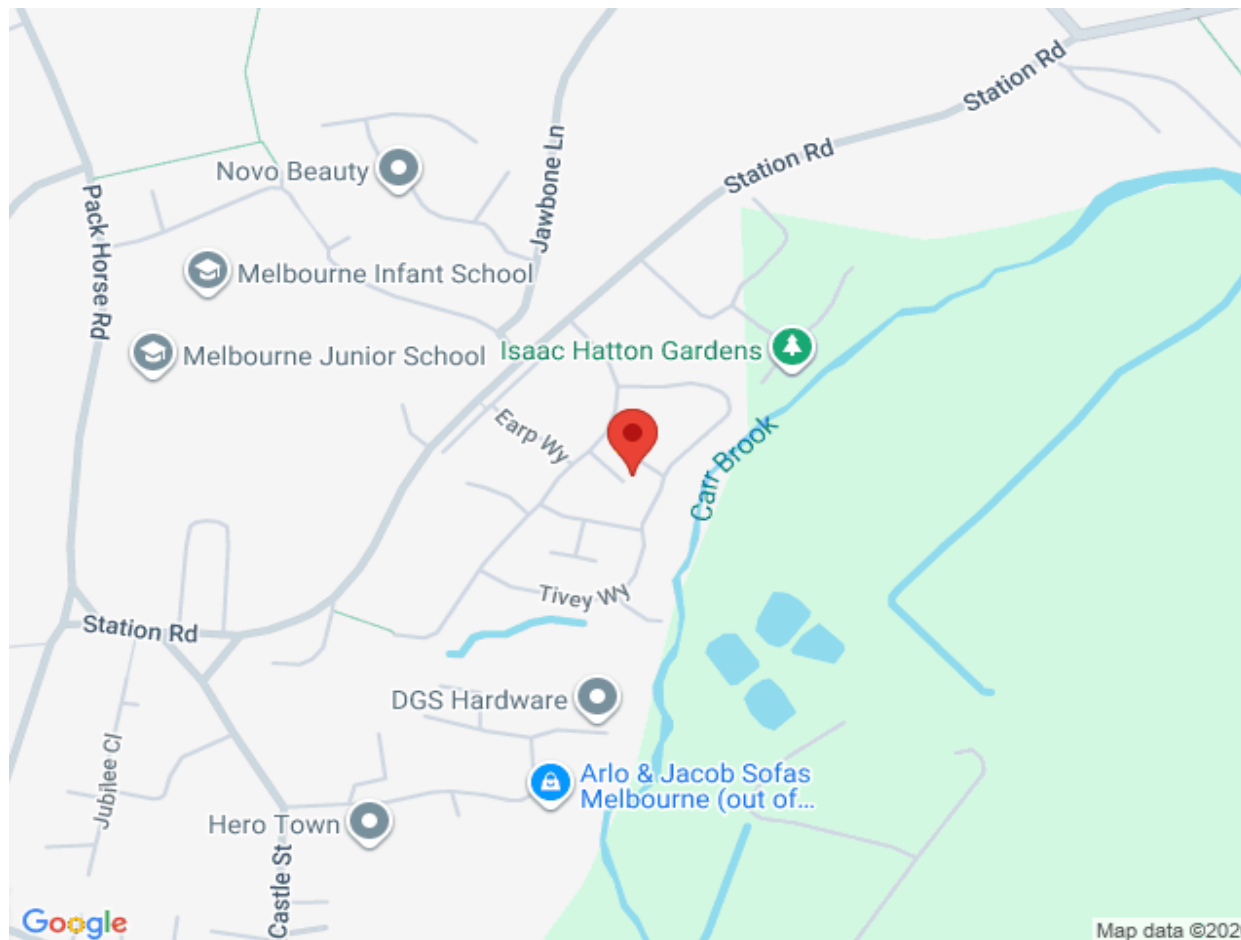
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Ground Floor



First Floor





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		