



Carr Brook Way
Melbourne Derby



Property Description

A well-presented and spacious three-bedroom family home with off road parking, detached pitch roof garage and generous private garden. The property was constructed by Davidsons approx 2011 and has a gas fired central heating system, UPVC double glazing and is offered with no chain. In brief the accommodation comprises: - Entrance hall, lounge, inner hall, cloaks/wc, open plan dining kitchen. To the first floor is a master bedroom suite with dressing room and ensuite shower room, two further well-proportioned bedrooms and family bathroom. Outside: -To the front of the property is a fore garden inset with shrubs, block paved path leads to the front door area with storm porch and lantern light, side Tarmac driveway with off road parking for several vehicles leading to a detached brick pitched roof garage. To the rear is particularly private and enclosed garden with fencing, paved patio beyond the rear of the property, outside tap, outside light, shaped lawn with paved stepping stones inset, flanked with border inset with shrubs, leads to a circular paved patio to a good-sized seating area with barked borders inset with shrubs.

Entrance

Front timber panelled entrance door with double glazed fan light over, leading to: -

Entrance Hall

With stairs off to the first floor, central heating radiator, panelled door to: -

Lounge

Having UPVC double glazed window to the front elevation, two central heating radiators, carpeted flooring, panelled door to: -

Inner Hallway

With door giving access to: -

Cloaks/Wc

With two-piece white suite with low level WC, corner wash hand basin with chrome mixer tap and mosaic tiled splashback, central heating radiator, extractor fan, ceramic tiled flooring.

Open Plan Kitchen/Diner

Having a range of matching base and wall units with roll edged laminated work surfaces over, matching upstands, single drainer one and a quarter bowl stainless steel sink unit with chrome mixer tap over, integrated Neff electric fan assisted oven, four burner gas hob and extractor hood, stainless steel splashback to the cooking area, integrated Bosch washing machine, fridge freezer included with the sale price, Zanussi fitted to eye level microwave, fitted to wall unit is an Ideal boiler providing domestic hot water and central heating, porcelain tiled flooring, central heating radiator, double opening UPVC double glazed French doors to the rear giving access to the private rear garden, UPVC double glazed window to the rear.

First Floor Landing

Stairs and landing are carpeted, there is a UPVC double glazed window to the side elevation, open spindle balustrade, loft access, panelled door to airing cupboard with pressurised hot water cylinder, slatted shelving for storage.

Bedroom One

Having UPVC double glazed window to the rear elevation giving aspect over the garden, central heating radiator, opening to: -

Dressing Room

With two double door fronted fitted wardrobes with hanging rails and shelving, central heating radiator, UPVC double glazed window to rear elevation, panelled door to: -

Ensuite Shower Room

Having a three-piece modern white suite comprising corner glazed fully tiled shower cubicle with a mains chrome shower over, pedestal wash hand basin with chrome mixer and low-level WC, part ceramic tiled walls, ceramic tiled flooring, central heating radiator, extractor fan to the ceiling, UPVC double glazed opaque window to the side elevation.

Bedroom Two

Having UPVC double glazed window to the front elevation, central heating radiator.

Bedroom Three

Having UPVC double glazed window to the front elevation, central heating radiator.

Family Bathroom

Having a three-piece white suite comprising panelled bath with chrome mains shower over, glazed shower screen fully tiled to the bathing area, part ceramic tiles to the rest of the bathroom, pedestal wash hand basin with chrome mixer tap and low-level WC, ceramic tiled flooring, central heating radiator, extractor to the ceiling.

Outside

Front

To the front of the property is a fore garden inset with shrubs, block paved path leads to the front door area with storm porch and lantern light, side Tarmac driveway with off road parking for several vehicles leading to a detached brick pitched roof garage.

Detached Garage

Detached brick pitched roof garage with up and over door, light and power.

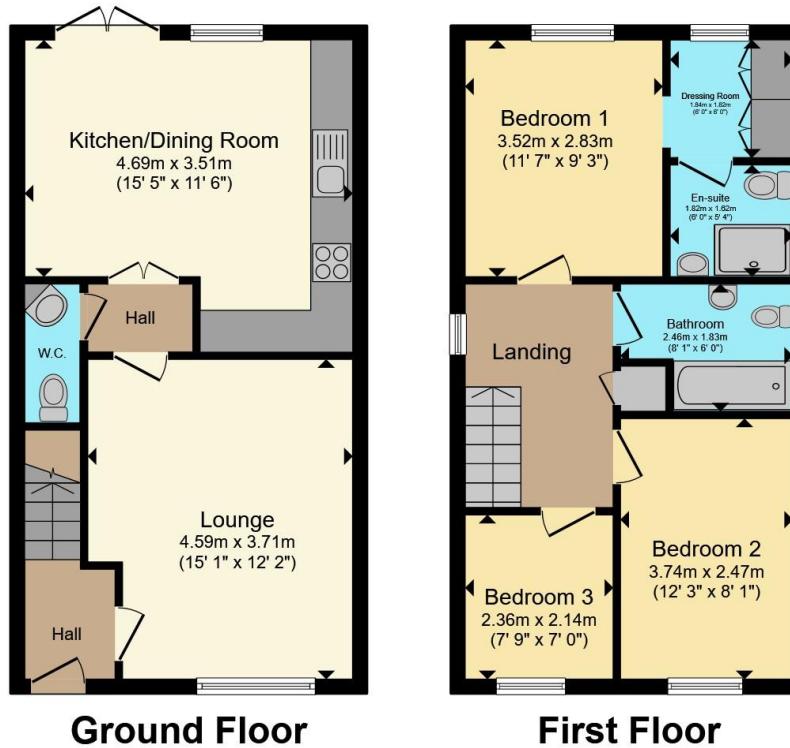
Rear

Gate and fence from the driveway from the rear garden, which is particularly private and enclosed with fencing, paved patio beyond the rear of the property, outside tap, outside light, shaped lawn with paved stepping stones inset, flanked with border inset with shrubs, leads to a circular paved patio to a good-sized seating area with barked borders inset with shrubs.









Ground Floor

First Floor

Total floor area 86.0 m² (925 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref: MEL205852 - 0005

Tenure: Freehold EPC Rating: C Council Tax Band: C

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