

Carr Brook Way
Melbourne DERBY

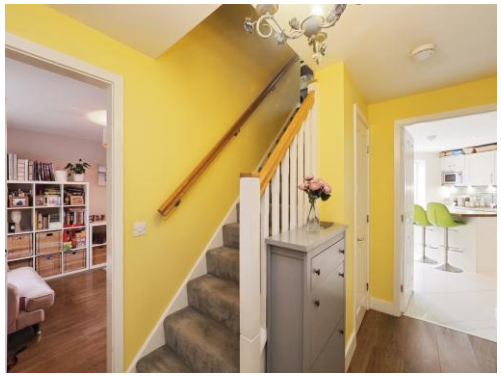
ashley adams

Carr Brook Way
Melbourne DERBY DE73 8LH

for sale
£575,000







Property Description

A substantial (approx 1679sq ft) three storey, four double bedroom family home with stunning curved frontage, ample off road parking, garage and enclosed rear garden. The property was constructed by Davidsons and has been loft converted by the current owners to provide a principal bedroom suite to the second floor with dressing room and ensuite which provides a study area off the first floor landing. Having a gas fired central heating system and double glazing the accommodation briefly comprises, to the ground floor:- Entrance hall, cloaks/wc, lounge, dining room opening to fitted kitchen with utility area. To the first floor are three double bedrooms, one with ensuite shower room and family bathroom. To the second floor is the luxury principal bedroom suite. Outside:- The property is situated on a good corner plot and has a separate parking area to the front which is block paved and matching block paved steps leading up to the front door area and a separate pedestrian block paved path leading up to the front door, covered storm porch and electric charging point, outside power socket, front lawn with barked borders for ease of maintenance inset with a variety of shrubs, further tarmac parking area to the front of the garage which has light and power. To the rear is a large paved patio area, side door in to the garage, garden having a shaped lawn flanked with borders inset with a variety of shrubs.

Entrance

Front composite entrance door leading to:-

Entrance Hall

Having stairs off to the first floor, panelled door leading to useful understairs store having coat hanging hooks and storage space, doors off to the kitchen and lounge, laminate floor covering, central heating radiator, panelled door to:-

Cloaks/W.C

Having two piece modern white suite, low level WC, wash hand basin with ceramic tiled splashback, UPVC double glazed window to the front elevation, central heating radiator, wall mounted Ideal boiler provides domestic hot water and central heating, laminate flooring continues through from the entrance hall.

Lounge

21' 6" x 11' 4" (6.55m x 3.45m)

Dual aspect having UPVC double glazed bay window to the front elevation, UPVC double glazed double opening French doors to the rear elevation giving aspect and access to the rear garden, two central heating radiators, laminate flooring continuing through from the entrance hall, door off to:-

Kitchen/Diner

Kitchen Area

11' x 16' 1" (3.35m x 4.90m)

Irregular shape room

Having a range of matching base and wall units, oak block work surfaces inset one and a quarter bowl stainless steel sink unit with chrome mixer tap over, ceramic tiled splashbacks, integrated electric fan assisted oven and grill, five burner gas hob and extractor hood, stainless steel splashback to the cooking area, centre island providing breakfast seating with storage beneath, integrated dishwasher, UPVC double glazed double opening French doors to the rear garden with matching attached side panels, oversized porcelain tiled flooring, central heating radiator, wide opening to:

Dining Area

12' 2" minimum plus recess x 10' (3.71m minimum plus recess x 3.05m)

Having UPVC double glazed window with fitted window blind, central heating radiator, oversized porcelain floor continues from the kitchen area, American style fridge freezer having fitted units, open shelving and wine rack surrounding with an overhead cupboard for storage above.

Utility Cupboard

Double door fronted utility cupboard off the kitchen area having plumbing and space for an automatic washing machine, space for tumble dryer if required, oak block work surface, open shelving, light and power, door off the kitchen leads back in to the lounge.

First Floor Landing

Having panelled door giving access to airing cupboard with pressurised hot water cylinder,

opening to:-

Study Area

8' 3" x 8' 8" max inc stairs to second floor (2.51m x 2.64m max inc stairs to second floor)

Having UPVC double glazed window to the rear elevation, central heating radiator, stairs off to the second floor.

Bedroom Two

11' 5" x 13' 3" min plus wardrobe recess (3.48m x 4.04m min plus wardrobe recess)

Having UPVC double glazed bay window to the front elevation, central heating radiator, recess for wardrobes currently housing a free standing wardrobe, panelled door to:-

Ensuite Shower Room

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

Bedroom Three

10' 7" x 11' 4" min plus wardrobe recess (3.23m x 3.45m min plus wardrobe recess)

Having UPVC double glazed window to the front elevation, , central heating radiator, recess for wardrobes currently housing a free standing wardrobe.

Bedroom Four

9' 8" x 11' 5" (2.95m x 3.48m)

Irregular shaped room, average measurement with a deep wardrobe recess

Having two UPVC double glazed windows to the front elevation, fitted window blinds, central heating radiator.

Family Bathroom

Having four piece white suite comprising panelled bath with side mounted chrome bath/shower mixer attachment, pedestal wash hand basin with chrome mixer tap and low level WC, glazed shower cubicle with a mains chrome shower over - fully tiled to the cubicle, part ceramic tiled walls, vinyl floor covering, UPVC double glazed opaque window to the rear elevation, extractor fan, inset spotlights to the ceiling.

Second Floor

Principle Bedroom Suite

24' 6" Max x 13' 10" (7.47m Max x 4.22m)

Measurement includes stairs from first floor

Having four double glazed Velux rooflights with fitted window blinds, two central heating radiators, door giving access to eaves storage, two double door fronted fitted wardrobes with hanging rails, opening to:-

Luxury Ensuite Shower Room

Having a double width walk in shower with glazed screen, chrome mains shower over with rain head separate shower attachment, circular enamel wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level WC with concealed plumbing, two doors leading to eaves storage, ceramic tiled flooring, two Velux roof light windows with fitted roof blinds - one to front and one to rear, wall mounted heated towel rail.

Outside

Front

The property is situated on a good corner plot and has a separate parking area to the front which is block paved and matching block paved steps leading up to the front door area and a separate pedestrian block paved path leading up to the front door, covered storm porch and electric charging point, outside power socket, front lawn with barked borders for ease of maintenance inset with a variety of shrubs, further tarmac parking area to the front of the garage, paved path with gate leading in to the rear garden.

Rear

To the rear is a large paved patio area, side door in to the garage, garden having a shaped lawn flanked with borders inset with a variety of shrubs.

Garage

Good sized pitched roof garage with up and over door, light and power and security light.

Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.










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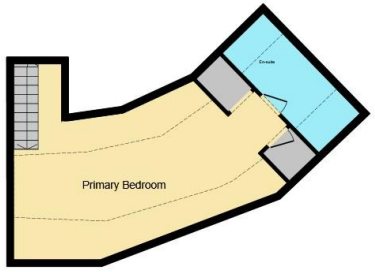




Ground Floor



First Floor



Second Floor

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.focalagent.com

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Property Ref: MEL206194 - 0005

Tenure:Freehold EPC Rating: Awaited Council Tax Band: E

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