



MELBOURNE
Sales & Lets

Carr Brook Way, Derby, DE73 8LH
£525,000

Location, Amenities & Transport Links

Situated in the highly sought-after village of Melbourne, Derbyshire, DE73 8LH enjoys a superb residential setting combining a peaceful village atmosphere with excellent day-to-day convenience. Melbourne is a well-regarded and picturesque village offering a strong sense of community, a charming historic centre, and a good range of local amenities including independent shops, cafés, traditional pubs, a post office, pharmacy, and supermarket facilities all within easy reach.

For families, the area is particularly well served by schooling, with both Melbourne Infant and Melbourne Junior Schools located close by, along with secondary education options such as Chellaston Academy within the wider catchment area. The village also benefits from a range of parks, countryside walks, and leisure opportunities, making it ideal for those seeking a balance between rural living and modern convenience.

Transport connections are excellent for commuters. The property is conveniently placed for access to the A42, A50 and M1 motorway network, providing straightforward routes to Derby, Nottingham, Leicester and Birmingham. East Midlands Airport is also just a short drive away, making this an ideal location for both domestic and international travel. Regular bus services operate locally, while nearby rail links can be accessed at stations such as Peartree and Derby, offering wider national connections.

Overall, this location offers a highly desirable blend of village charm, strong local amenities, and excellent transport connectivity, all set within a beautiful and well-connected part of South Derbyshire.

Tenure

Freehold

Council Tax Band

South Derbyshire Council

Council Tax Band : E

Viewings

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

All viewings are by appointment only.

Call us today to book your appointment.

Valuations

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

We can be contacted Monday - Friday 9am - 5:30pm or Saturdays 10am - 3:30pm.

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.

Hours Of Business

Monday to Friday 9am - 5.30pm - Excluding Bank Holidays.

Saturday 10am - 3:30pm.

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.

