



Carr Brook Way
Melbourne Derby



Property Description

A 60% shared ownership 3 generous bedroom modern end town house with off road parking to the rear for two vehicles and private enclosed low maintenance garden with large shed. The property was constructed by Davidsons and has a gas fired central heating system and UPVC double glazing and briefly comprises: - Entrance Hall, lounge, dining kitchen, rear lobby and cloaks/w.c. To the first floor are three well-proportioned bedrooms and bathroom. Outside: -To the front of the property is a low maintenance gravelled fore garden, paved path to the front door area. The rear garden is designed for ease of maintenance having a large, paved patio beyond the rear of the property, astro turf area, gravelled area, large timber shed to the rear of the garden which is particularly useful for a variety of purposes. Outside light, outside tap, enclosed with fencing. The vehicular access to the parking which is immediately to the rear of the property is off Sweet Leys Way, there are two car parking spaces. There is a pathway with lighting from the parking spaces back to the property.

Entrance

Front timber panelled entrance door leading to: -

Entrance Hallway

Having feature tiled flooring, stairs off to the first floor, feature part panelling to the stairway, panelled door leading to: -

Lounge

Spacious lounge having a UPVC double glazed window to the front elevation, fitted window blind, central heating radiator, panelled door off to: -

Dining Kitchen

The dining kitchen is fitted with a range of matching base and wall units with laminated work surfaces over, single drainer one and a quarter bowl stainless steel sink unit with chrome mixer tap over, ceramic tiled splashbacks, laminate flooring, double panelled radiator, UPVC double glazed window to the rear elevation with fitted window blind, space for fridge freezer, integrated electric fan assisted oven, four burner gas hob and extractor hood, plumbing and space for an automatic dishwasher, full height unit which houses the Ideal boiler providing domestic hot water and central heating, door leading to: -

Utility Room/Pantry

Shelved out and extends under the stairs, having light and power, plumbing and space for an automatic washing machine with the laminate flooring continuing through.

Rear Lobby

Via a panelled door from the dining kitchen, leads to a rear lobby with laminate flooring continuing through, having a half double glazed door leading into the rear garden, central heating radiator, panelled door leads to: -

Cloaks/Wc

Having a wash hand basin with chrome mixer tap and ceramic tiled splashback, low level WC, central heating radiator, laminate flooring which continues all the way through, extractor fan to the ceiling.

First Floor Landing

Having loft access with a pull-down loft ladder to a part boarded loft with power. The landing has the feature panelling continuing through from the stairway, central heating radiator.

Bedroom One

Having UPVC double glazed window to the rear elevation, central heating radiator, carpeted flooring.

Bedroom Two

Having UPVC double glazed window to the front elevation with fitted window blind, central heating radiator, carpeted flooring.

Bedroom Three

Having a UPVC double glazed window to the rear elevation, central heating radiator, carpeted flooring.

Family Bathroom

Having a three-piece modern white suite comprising panelled bath with bifold glazed shower screen and chrome mains shower with rain head shower, separate attachment, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level WC, part ceramic tiled walls, laminate tiled floor, wall mounted chrome heated towel rail, UPVC double glazed opaque window to the front elevation with fitted roller blind, inset spotlight to the ceiling.

Outside

To the front of the property is a low maintenance gravelled fore garden, paved path to the front door area.

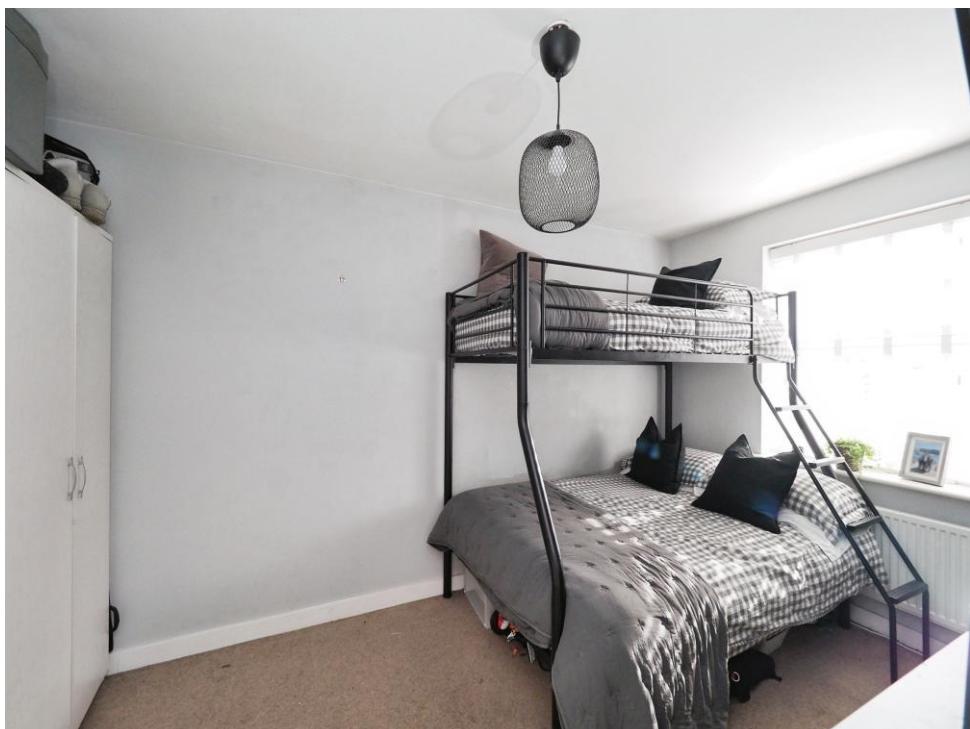
Parking

The vehicular access to the parking which is immediately to the rear of the property is off Sweet Leys Way, there are two car parking spaces. There is a pathway with lighting from the parking spaces back to the property.

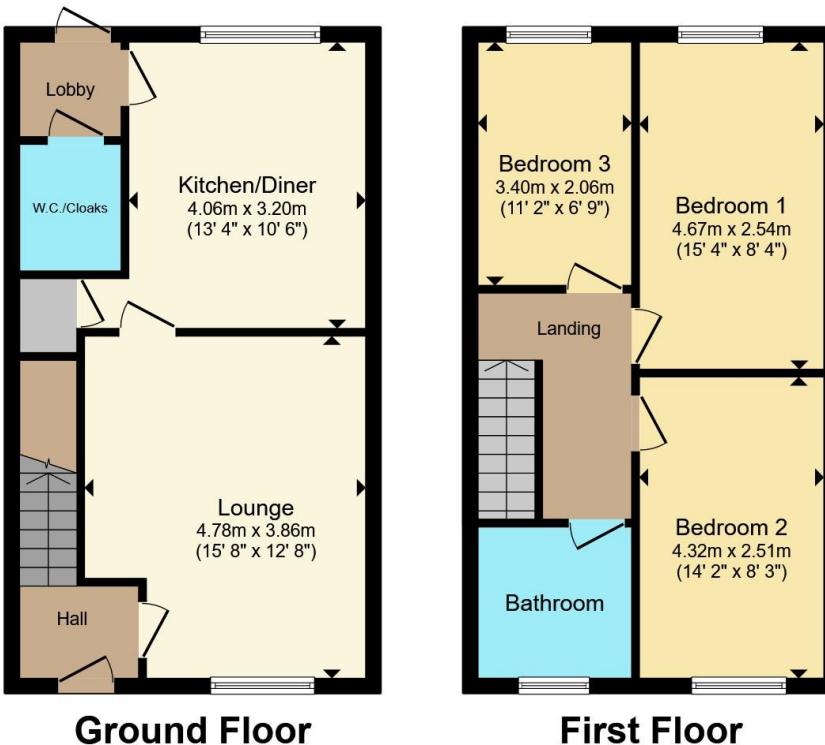
Rear Garden

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Total floor area 85.6 m² (921 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



To view this property please contact Ashley Adams on

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Property Ref: MEL205814 - 0002

Tenure: Leasehold EPC Rating: Awaited Council Tax Band: C Service Charge: Ask Agent

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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