



26 Carr Brook Way, Melbourne
£230,000

 **NEWTON FALLOWELL**

26 Carr Brook Way

Melbourne, Derby

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Stylish Two-Bedroom Coach House
- No Upward Chain | Perfect for Immediate Living
- Spacious Living Area
- Chic Blue Kitchen with Integrated Appliances
- Two Double Bedrooms
- Contemporary Bathroom + Utility
- Off-Road Parking | Carport
- Secure Store | EV Charging Point





ACCOMMODATION

ENTRANCE HALLWAY

OPEN PLAN LOUNGE/DINER

17' 7" x 16' 3" (5.35m x 4.95m)

CONTEMPORARY FITTED KITCHEN

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

BEDROOM ONE

11' 10" x 9' 10" (3.60m x 3.00m)

BEDROOM TWO

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

STYLISH SHOWER ROOM

6' 9" x 5' 6" (2.05m x 1.67m)

CAR PORT

COUNCIL TAX BAND:-

Believed to be band:- B

HOW TO GET THERE:-

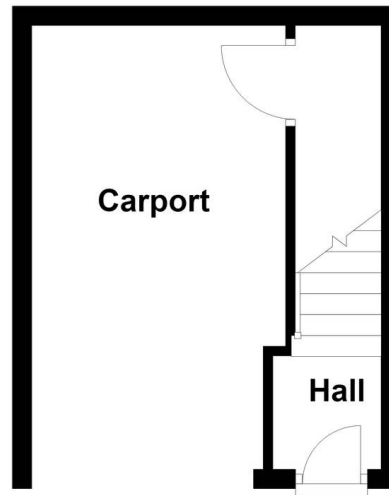
SAT NAV:- DE73 8LH



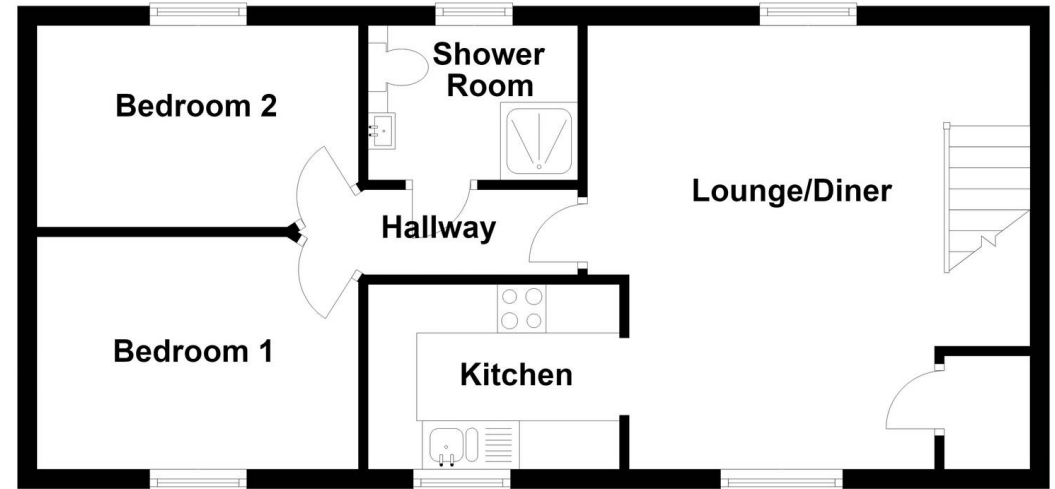
PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Ground Floor



First Floor





Newton Fallowell Estate Agents

Newton Fallowell, 6a Bath Street - LE65 2FH

01530 414666 · ashby@newtonfallowell.co.uk · www.newtonfallowell.co.uk/