



5 Routh Avenue

Castle Donington, Derby, DE74 2NA

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THE PROPERTY & VILLAGE

Well-proportioned extended chalet style family home situated in this ever-popular cul de sac location. Standing on a large corner plot, the property offers flexible accommodation including entrance hall, fitted kitchen, lounge, shower room, two Bedrooms and study/office. To the first floor, two double Bedrooms and Bathroom with a contemporary suite. Single garage, off road parking for a number of vehicles, large L shaped garden and south facing sun terrace. Well placed for the village centre.

Castle Donington itself is a vibrant location with a high standard of amenities including shops, post office, doctors' surgery, pharmacy, supermarket, pubs and restaurants. For the commuter East Midlands airport, Parkway railways station and the national motorway network are all readily accessible as are the centres of Nottingham, Derby and Leicester via the 24-hour running Skylink bus service

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With UPVC framed double glazed door opening to hallway with laminate flooring, central heating radiator, rooms leading off, stairs rising to upper floor and useful under stairs storage cupboard.

LOUNGE

16'11" x 10'8" (5.16 x 3.25)

With UPvc framed double glazed window with fitted blinds. Central heating radiator. Wall mounted electric fire. Laminate flooring.

KITCHEN/DINER

15'1" x 11'4" (4.6 x 3.45)

With a range of eye level and base units. Worksurface with inset composite sink and drainer modern tap fitted over. Space for stand alone electric cooker with contemporary splash back, extractor hood and fan above. Plumbing for washing machine. Venting for tumble dryer. UPVC framed double glazed door to garden and matching double glazed windows. Ceramic tiled flooring.

STUDY/OFFICE

9'5" x 7'6" (2.87 x 2.29)

With UPVC framed double glazed windows, fitted blinds, central heating radiator. Presently used as a fifth bedroom.

BEDROOM ONE

12'10" x 10'9" (3.91 x 3.28)

With UPvc framed double glazed windows, fitted blinds and central heating radiator.

BEDROOM TWO

10'2" x 9'9" (3.1 x 2.97)

With UPVC framed double glazed windows, fitted blinds and central heating radiator.

SHOWER ROOM

With walk in shower cubicle, housing the mains fed, double headed shower. Fitted vanity sink with storage under. Centrally heated chrome towel rail . WC. Extractor fan. and UPvc framed double glazed opaque window.

UPPER FLOOR

LANDING

With useful airing cupboard housing the Glow Worm gas fired combination boiler with balance of guarantee and access to roof space.

BEDROOM THREE

16'3" x 11'7" (4.95 x 3.53)

With uPVC framed double glazed windows, fitted blinds, central heating radiator. Useful eave storage area which is insulated and boarded.

BEDROOM FOUR

16'3" x 9'8" (4.95 x 2.95)

With UPVC framed double glazed windows with fitted blinds, central heating radiator and useful eave storage area which is insulated and boarded.

BATHROOM

With modern fitted suite comprising of shaped panelled bath with twin headed, mains shower over. Shower screen. Extractor fan. Pedestal wash hand basin, WC, Centrally heated Chrome towel rail and UPVC framed double-glazed opaque window.

OUTSIDE

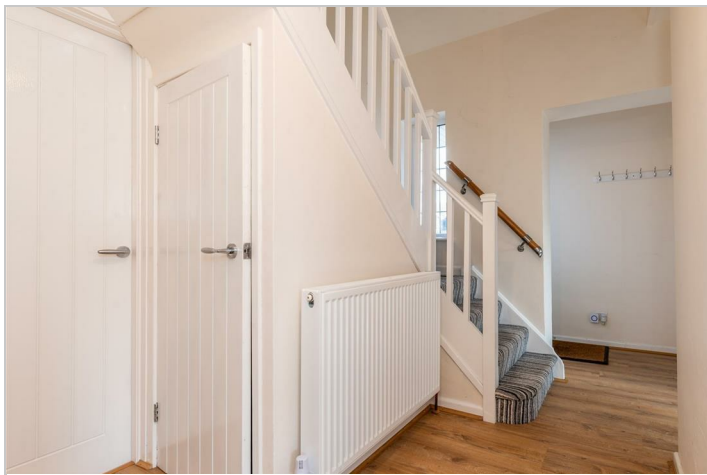
The property is set back from the road and has hardstanding Tarmac driveway with adjacent lawn

and loose pebbled areas. A paved pathway leads you to the rear south facing garden. Comprising of a generous patio area housing a metal framed gazebo. Two further areas of lawn to the rear and side and all enclosed by panelled fencing.

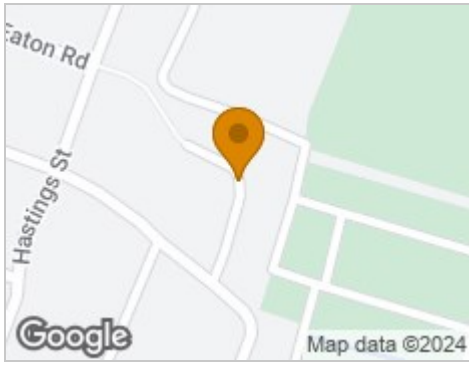
GARAGE

22'2" x 11'7" (6.76 x 3.53)

With concrete base and brick construction, rubberised roofing. The garage has a powered roller shutter door, cold water feed, power and light and personal access door from the garden.



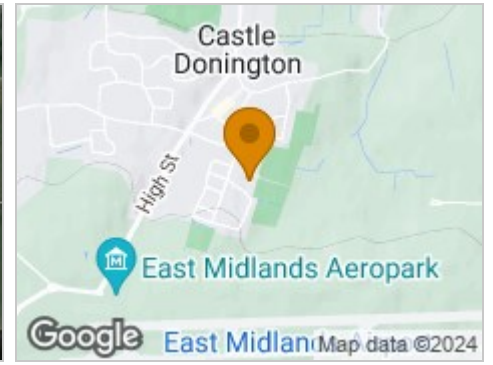
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

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