



# 11 Derbyshire Drive

, Castle Donington, DE74 2EP

Offers In Excess Of £390,000



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## Property/ Location

This beautifully designed three storey four bedroom family home has been built to a high specification. Located in an enviable cul-de-sac location enjoying an impressive backdrop of mature trees to the front aspect. There's a separate garage and undercover parking for two vehicles. The spacious accommodation is spread over three floors and briefly comprises, on the ground floor entrance hall, cloakroom / W.C, utility room and a downstairs double bedroom with dressing room and en-suite. To the first floor a spacious lounge, study area and a stunningly designed kitchen dining area with built in appliances. To the top floor is the master bedroom with dressing room, en-suite shower room, two further double bedrooms and a family bathroom. The rear of the property has been delightfully landscaped and viewing is highly recommended to fully appreciate this superb property.

Castle Donington itself has a high standard of amenities including shops, pubs, restaurants, doctors surgery, pharmacy, supermarket and petrol filling station. For the commuter East midlands airport, Parkway railway station and the national motorway network are all readily accessible. The Sky link bus park is a short walk from the property providing 24 access to Derby, Nottingham and Leicester.

## Accommodation

### Entrance Hall

With half glazed opaque entrance door with matching side panels, gas central heating radiator, wooden flooring, doors and stairs leading to.

### Cloakroom / W.C.

4'7 x 2'9 (1.40m x 0.84m )

With uPVC opaque window to the side elevation, vanity wall mounted basin with under storage, W.C, and gas central heating radiator.

### Utility Room

6'2 x 5'11 (1.88m x 1.80m)

With uPVC door giving access to the rear garden, gas central heating radiator, space for washing machine, tumble dryer and sink with mixer tap.

### Bedroom Two

13'5 x 10'4 (4.09m x 3.15m)

With dual aspect uPVC windows to the front and rear elevation, gas central heating radiator with doors leading to.

### Dressing Room

5'9 x 4'11 (1.75m x 1.50m)

With uPVC opaque window to the rear elevation and ceiling to floor fitted wardrobes.

### En-Suite

5'9 x 5'1 (1.75m x 1.55m)

With uPVC opaque window to the rear elevation, vanity basin unit, W.C, shower cubicle with waterfall shower and heated towel rail.

### Landing

With uPVC window to rear aspect and gas central heating radiator.

### Open Plan Kitchen Diner

20'8" x 9'7" (6.30m x 2.94)

With uPVC dual aspect windows to the front and rear elevation, gas central heating radiator, wooden flooring, contemporary range of wall and base units with complementing work surfaces. All integrated appliances, sink with mixer taps, built in double electric oven, inset four burner gas hob with extractor hood over and spotlights to ceiling.

### Lounge

19'6 x 10'8 (5.94m x 3.25m)

With dual aspect uPVC windows to the front and rear elevation, two gas central heating radiators, feature fire place with electric pebble fire and open archway leading to study.

### Study Area

6'2 x 5'9 (1.88m x 1.75m)

With uPVC window to front elevation, gas central heating radiator and walk in storage cupboard.

### Second Floor Galleried Landing

With uPVC to the front elevation, gas central heating radiator, airing cupboard housing insulated hot water cylinder with shelving and doors leading to.

### Master Bedroom

13'5 x 10'6 (4.09m x 3.20m)

With uPVC window to the front elevation overlooking the backdrop of mature trees and gas central heating radiator.

### Dressing Room

5'9 x 5'1 (1.75m x 1.55m)

With uPVC opaque window to the rear elevation, ceiling to floor built in wardrobes and ceiling spotlights.

### En-Suite Shower room

5'9 x 5'2 (1.75m x 1.57m)

With uPVC opaque window to the rear elevation, vanity wall mounted basin with storage, W.C, shower cubicle with waterfall shower, ceiling spotlights and heated towel rail.

### Bedroom Three

11'2 x 10' (3.40m x 3.05m)

With uPVC window to rear elevation and gas central heating radiator.

### Bedroom Four

32'9" x 13'1" x 26'2" x 3'3" (10'4 x 8'1)

with uPVC window to the front elevation and gas central heating radiator.

### Family Bathroom

6'8 x 6'5 (2.03m x 1.96m)

With uPVC opaque window to the rear elevation, panelled bath with wall mounted waterfall shower over, vanity wash basin with storage, W.C. and heated towel rail.

### Front

A gravelled area and pathway leading to front access with side access to parking

### Garage and Parking

13'6 x 10'6 (4.11m x 3.20m)

Twin wrought iron gates to the side elevation open into an under cover parking area for two cars, leading to a single garage with side door to the rear garden.

### Rear Garden

An enclosed private rear garden, having lawn area, bordered with shrubs and trees, decked seating area for dining/entertaining and lounge seating area for relaxing.

### MONEY LAUNDERING REGULATIONS -

1. 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 as approximate measurements.

4. Potential buyers are advised to recheck the measurements before committing to any expense.

5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



## 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.

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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.