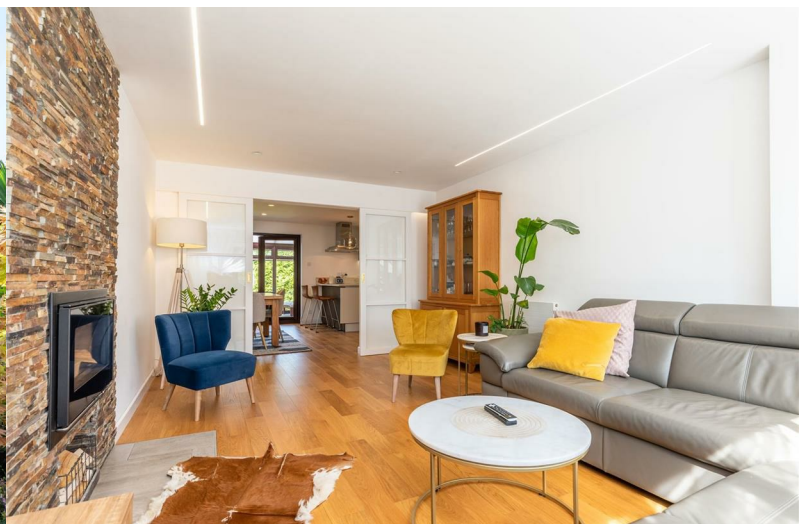




36 Fox Road

, Castle Donington, DE74 2UN

Offers In Excess Of £495,000





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## Property & Location

This immaculately presented four bedroom detached property has been upgraded to the highest standard by the current vendor. The impressive interior has been individually designed using the finest materials throughout. It briefly comprises of: Impressive entrance hallway, open plan kitchen/diner, lounge, conservatory, utility and downstairs W.C. To the first floor there are four spacious double bedrooms, the Master bedroom having an En-suite and a family bathroom.

The property has a self contained apartment on the ground floor with a private entrance, bedroom, kitchen and bathroom.

To the front of the property there is a block paved driveway with ample space for parking and garage. The rear of the property is private with a lawned area and a patio seated area under a glass roofed pergola.

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

### Entrance

To the entrance there is an Oak front door with mirrored panels, remote control uPVC skylight, tiled insulated flooring and separate entrance access to the main property and the self contained apartment.

### Hallway

Accessed via a private composite door, designer gas central heating radiator, Oak flooring, shoe storage units, Smart Switches through out the property and stairs leading to first floor.

### Open Plan Kitchen/Diner

24'11" x 12'11" (7.61 x 3.94)

With Contemporary soft close wall and base units, complementing worktops, Siemens induction five burner hob with extractor hood over and oven, intergraded appliances including dishwasher, fridge freezer, microwave and coffee machine. The built in stainless steel sink has a mixer tap, designer radiator and ceiling lighting. The dining area has ample space for dining table, double glazed doors leading into the conservatory, designer radiator and soft closing sliding glass doors into the lounge with LED lighting.

### Utility

7'11" x 7'4" (2.42 x 2.26)

With wooden framed double glazed door leading to the rear garden, wall and base units, stainless steel sink with mixer taps, built in fridge/freezer, pantry, plumbing for washing machine/dryer and cupboard housing Viseman Combi Boiler.

### Downstairs Cloakroom

7'5" x 3'5" (2.28 x 1.06)

With opaque double glazed window to the side elevation, vanity unit with built in wash basin, W.C, heated towel rail and ceiling spotlights.

### Lounge

17'10" x 11'4" (5.46 x 3.46)

With double glazed window to the front elevation, Oak flooring, designer radiator, feature natural stone fireplace with modern log burner all with LED lighting.

### Conservatory

14'9" x 9'11" (4.52 x 3.03)

With double glazed windows overlooking the rear garden, tiled flooring, lighting and fitted blinds.

### First Floor

#### Galleried Landing

With Oak stairs leading to the first floor, double glazed window to the side elevation,, galleried landing with bookshelf, centre feature lighting and access to the loft which is fully insulated and boarded with lighting.

#### Master Bedroom

18'4" x 11'5" (5.61 x 3.48)

With double glazed window to the front elevation, gas central heating designer radiator, Oak flooring, fully fitted sliding wardrobes with lighting and wooden panel concrete headboard with LED lighting.

#### En-suite

10'1" x 11'4" (3.08 x 3.46)

With double glazed window to the side elevation, double shower cubicle with bench mosaic tiled seating area and lighting with a waterfall shower. There is a vanity unit with wash basin, W.C, and chrome heated towel rail.

#### Bedroom Two

13'7" x 9'4" (4.15 x 2.85)

With two double glazed windows to the front elevation, gas central heating designer radiator, Oak flooring and ceiling spotlights.

### Bedroom Three

10'11" x 10'0" (3.35 x 3.06)

With double glazed window to the rear elevation, gas central heating designer radiator and ceiling spotlights.

### Bedroom Four

7'5" x 7'0" (2.28 x 2.15)

With double glazed window to the rear elevation and gas central heating designer radiator.

### Family Bathroom

8'4" x 6'5" (2.55 x 1.98)

With Opaque windows to the rear and side elevation, porcelain vanity sink, W.C, fitted bath with designer tap over, storage cupboard, tiled flooring, porcelain wall tiles and feature heated towel rail.

### Self Contained Apartment

Accessed via a private entrance this self contained apartment offers: Double glazed window to the front elevation. two gas central heating radiators, walk in wardrobe, wooden flooring, ceiling spotlights and ample space for a double bed. There is a kitchen area with wall and base units, complementing worktop, sink, electric oven, induction hob with extractor hood over and integrated fridge/freezer.

The bathroom has a double glazed window to the side elevation, chrome heated towel rail, shower cubicle, pedestal sink with under storage, W.C, and plumbing for a washing machine.

The garage conversion was granted planning permission and has been signed off by a structural engineer.

### Outside Front

With a block paved driveway offering ample parking, remote control

garage door giving access to storage, lawned area with borders and trees, steps to property with LED lighting and side access from both sides of the property to the rear elevation. The property has CCTV to both the front, side and rear with a private outlook.

### Garage

8'2" x 7'10" (2.50 x 2.40)

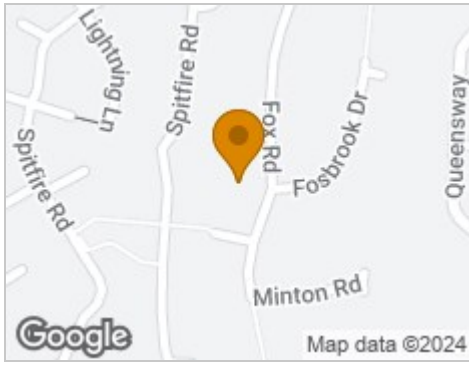
With remote control garage door, there is space for ample storage, lighting/electrics and further storage in the eaves.

### Outside Rear

With patio seated area with hand built glass self cleaning pergola, stoned area with private fencing surrounding garden, There is a beautiful lawned area with shrubs, borders and trees.



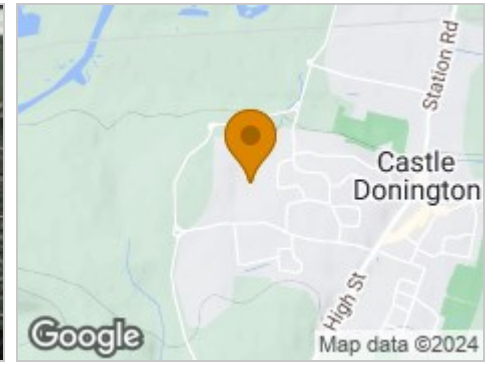
## Road Map



## 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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