



6 Derbyshire Drive

Castle Donington, Derby, DE74 2EP

Asking Price £300,000



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Property & Location

Excellent detached family home situated in this ever-popular location of Castle Donington. The accommodation includes entrance hall with guest cloakroom, lounge, dining room and kitchen. To the first floor four double bedrooms, master with En-suite, Family bathroom. Single garage, lovely decked rear garden with lawn area and off road parking. Early viewing highly recommended.

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 Hallway

With uPVC door leading into hallway, gas central heating radiator, under stairs storage and stairs and doors leading to:

Downstairs Cloakroom

With gas central heating radiator, W.C. and vanity unit with wash basin.

Lounge

14'9" x 10'9" (4.52 x 3.28)

With uPVC window to the front elevation and uPVC patio doors leading to the rear garden, two gas central heating radiators, TV Ariel points and feature fireplace with electric fire.

Dining Room

10'2" x 9'1" (3.12 x 2.77)

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

Breakfast Kitchen

6'3" x 10'11" (1.93 x 3.35)

With uPVC window to the rear elevation, wall and base units with complementing work surfaces, integrated electric oven with four ring gas hob, extractor hood, space for all other appliances and plumbing for washing machine.

Sitting Room

10'9" x 6'3" (3.28 x 1.93)

With French doors leading to the patio area.

First Floor

Landing

With storage housing hot water tank and access to loft.

Master Bedroom

12'7" x 9'10" (3.84 x 3.00)

With uPVC to the rear elevation, gas central heating radiator and door into En-suite.

En-suite

With uPVC opaque window to the rear elevation, gas central heating radiator, W.C, shower cubicle and vanity unit with wash basin.

Bedroom Two

13'1" x 8'7" (3.99 x 2.64)

With uPVC to the front elevation, gas central heating radiator and fitted double wardrobes.

Bedroom Three

10'5" x 9'3" (3.20 x 2.82)

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

Bedroom Four

With uPVC to the rear elevation and gas central heating radiator,

Master Bathroom

With uPVC opaque window to the rear elevation, gas central heating radiator, W.C, pedestal sink and panelled bath.

Outside Front

With paved pathway and lawned front garden, driveway for parking and access to a single garage.

Outside Rear

With seated decking area, a mainly lawned area with borders, surrounding fencing and access to the garage.

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



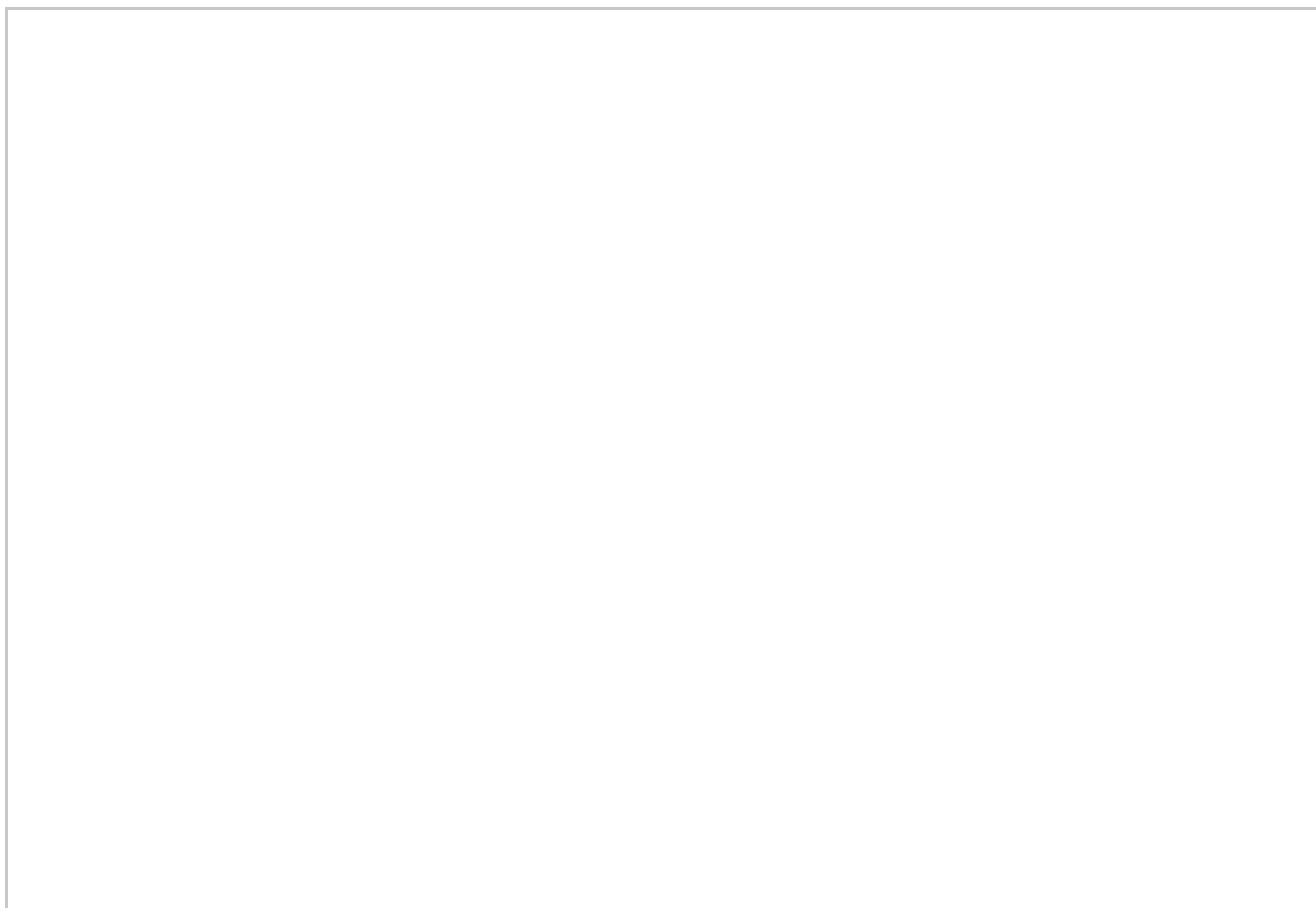
Hybrid Map



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.