

31 Spitfire Road, Castle Donington, DE74 2AP

Offers In Excess Of £450,000

Welcome to this stunning detached house located on Spitfire Road in the charming village of Castle Donington, Derby. This property boasts 3 reception rooms, providing ample space for entertaining guests or simply relaxing with your family. With 4 spacious bedrooms, there is plenty of room for everyone to have their own private sanctuary.

Situated in a peaceful neighbourhood, this property offers a perfect blend of tranquillity and modern living. The detached nature of the house provides privacy and a sense of exclusivity that is hard to come by. Accommodation briefly comprises of, Lounge, playroom, cloakroom, stunning extended open plan kitchen/diner, four double bedrooms, master with en suite, family bathroom and ample parking with detached garage

Don't miss out on the opportunity to own this remarkable property in Castle Donington. Book a viewing today and step into the home of your dreams on Spitfire Road.

Property and Location

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Accommodation

Hallway

Having composite entrance door into hallway, gas central heating radiator, storage cupboard, herringbone oak parquet flooring and doors and stairs leading to.

Cloakroom

Having gas central heating radiator, W.C, pedestal wash basin, extractor fan and mosaic flooring.

Lounge

Having uPVC double glazed dual aspect windows to the front and bay window to the side elevation, two gas central heating radiators and built in storage unit.

Playroom / Second Reception

Having dual aspect uPVC double glazed windows to the front and side elevation, two gas central heating radiators and Antico flooring.

Open Plan Kitchen / Diner

Having uPVC double glazed window and sliding patio doors overlooking the rear garden, vaulted skylights to kitchen area, ceiling spotlights, underfloor heating, contemporary wall, base, drawer units with complementing work surfaces. Built in dishwasher, microwave, double oven, induction hob, space for fridge freezer and Belfast sink. This beautiful extension has ample space for a dining table and separate family seating area.

Utility

Having fitted drawers and units with work surface, gas central heating radiator, plumbing for washing machine and space for tumble dryer.

Landing

Having loft access and doors leading to.

Master Bedroom

Having uPVC double glazed window to the rear elevation, gas central heating radiator and fitted mirrored wardrobes.

En-Suite

Having opaque uPVC double glazed window to the rear elevation, shower, W.C, pedestal sink, heated towel rail and ceiling spotlights.

Bedroom Two

Having uPVC double glazed dual aspect windows to the side and rear elevation and gas central heating radiator.

Bedroom Three

Having uPVC double glazed window to the front elevation, gas central heating radiator and built in wardrobes.

Bedroom Four

Having uPVC double glazed window to the front elevation and gas central heating radiator.

Family Bathroom

Having uPVC double glazed window to the front elevation, W.C, pedestal sink, panelled bath with shower over, heated towel rail and ceiling spotlights.

Outside Front / Garage

Having stoned front with surrounding hedge, path and steps leading to front door, driveway with ample parking for four vehicles, single detached garage with electrics and side access to the rear of the property.

Outside Rear

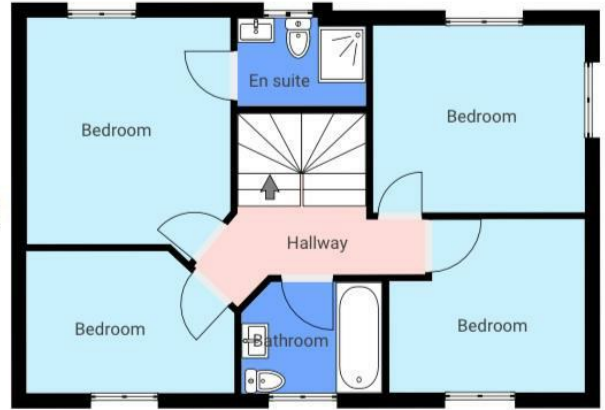
Having a patio seated area for entertaining, lawn with borders/shrubs, inbuilt shed for storage and side access to the front of the property.

Floor Plan

▼ Ground Floor

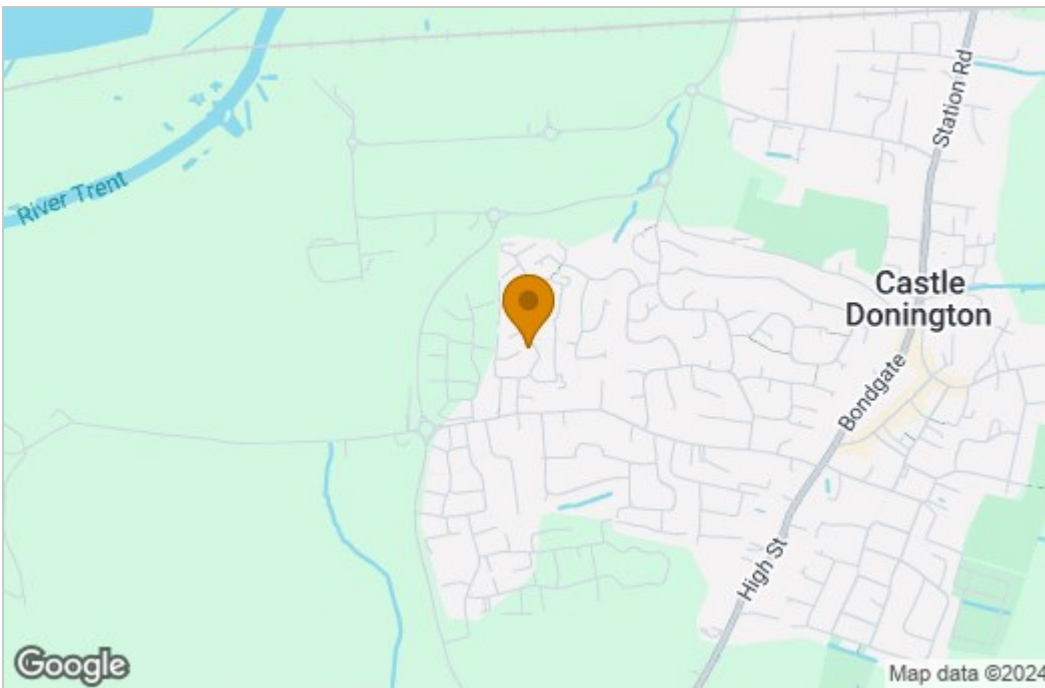


▼ 1st Floor



It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.