



## 62 Glover Road

Castle Donington, Derby, DE74 2GL

Offers In The Region Of £395,000





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## Property / Location

Welcome to this beautiful designed three storey four bedroom family home located in a sought-after area. This property combines the tranquillity of village life with the convenience of modern amenities. Don't miss out on the opportunity to make this house your home in the heart of Castle Donington. This modern semi-detached house has been built to a high specification and is perfect for a growing family.

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 Neff appliances. To the top floor is the master bedroom with dressing room, en-suite shower room, two further double bedrooms and a family bathroom. To the rear of the property there are open views of the countryside and a landscaped garden. The property is fully alarmed with CCTV and has Tadoheating system

Viewing is highly recommended to fully appreciate this superb property.

## Accommodation

### Entrance Hall

6'2 x 16'1 (1.88m x 4.90m)

Having uPVC entrance door leading into hallway, gas central heating radiator, Oak flooring with doors and stairs leading to.

### Cloakroom/WC

Having uPVC double glazed opaque window to the side elevation, vanity unit with hand wash basin, W.C and chrome heated towel rail.

### Utility Room

6'2 1/2 x 6' 1/2 (1.88m 0.30m/0.61m x 1.83m 0.30m/0.61m)

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

## Bedroom Two

10'7 x 13' (3.23m x 3.96m )

Having uPVC double glazed window to the front elevation, gas central heating radiator with doors leading to.

## Dressing Room

5'3 x 5'9 (1.60m x 1.75m)

Having uPVC double glazed window to the rear elevation and ceiling to floor fitted mirrored wardrobes.

## En-suite

4'11 x 5'8 (1.50m x 1.73m)

Having uPVC double glazed opaque window to the rear elevation, shaker styled, vanity wash hand basin unit, W.C, shower cubicle with waterfall shower and marble flooring.

## Landing

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

## Open Plan Kitchen Diner

10'1 x 19'2 (3.07m x 5.84m)

Having uPVC double glazed dual aspect windows to the front and rear elevation, modern gas central heating radiator, contemporary range of wall, base and soft closing drawer units with complementing work surfaces. All Neff integrated appliances, Belfast sink, built in triple electric oven, inset five burner gas hob with extractor hood over, underlighting on units and spotlights to ceiling.

## Lounge

10'9 x 19'1 (3.28m x 5.82m)

Having dual aspect uPVC double glazed windows to the front and rear elevation with open views to the rear, two gas central heating radiators and door leading into study area.

## Study Area

5'11x5'3 (1.80mx1.60m)

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

## Second Floor Galleried Landing

Having uPVC double glazed window to the front elevation, gas central heating radiator, airing cupboard housing insulated hot water cylinder with shelving, loft access and doors leading to

### Master Bedroom

10'4x12'9 (3.15mx3.89m)

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

### Dressing Room

4'10x6 (1.47mx1.83m)

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

### En suite Shower Room

5'3x6 (1.60mx1.83m)

Having uPVC double glazed opaque window to the rear elevation, vanity wall mounted basin with storage, W.C, shower cubicle with waterfall shower and heated chrome towel rail.

### Bedroom Three

10'9x11'3 (3.28mx3.43m)

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

### Bedroom Four

10'9x9'3 (3.28mx2.82m)

Having uPVC double glazed window to the rear elevation, gas central heating radiator, built in wardrobes and fitted office unit with desk and drawer storage.

### Family Bathroom

6'2x6'2 (1.88mx1.88m)

Having uPVC double glazed opaque window to the rear elevation, shaker styled, ceiling to floor tiling, built in vanity unit

with hand wash basin, W.C, fitted bath, extractor fan, marble flooring and ceiling spotlights.

### Front and Garage

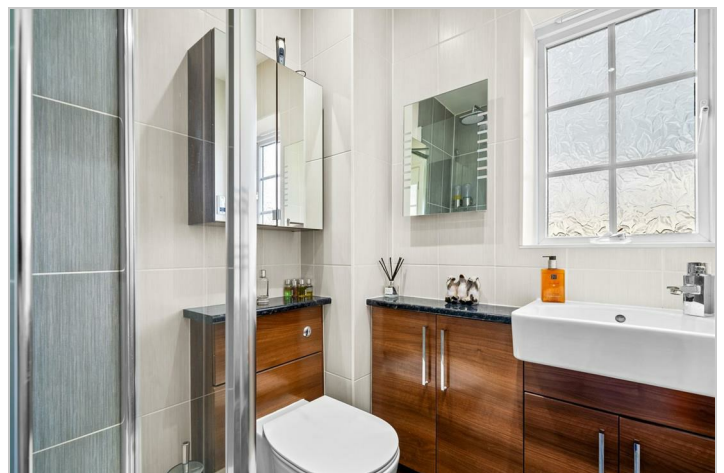
Having parking for three vehicles, twin wrought iron gates leading to an undercover car port, further parking, a single detached garage and access to the rear of the property.

### Rear Garden

Having a patio area, decking with dining/seating, lawned area with borders, shrubs and trees, side access to the garage, outside lighting and open views to the rear.

### 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.