



## 32 Hillside

Castle Donington, Derby, DE74 2NH

Offers In Excess Of £280,000



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## Accommodation

### Ground Floor

#### Lounge

12'7" x 22'0" (3.84 x 6.73)

Having Having dual aspect windows to the front and rear of the property, two gas central heating radiators, stone hearth with multi fuel burner and stairs leading to the lower and first floors.

### Lower Floor

#### Kitchen/Diner

21'7" x 11'3" (6.58 x 3.43)

Having double opening French doors leading to the rear garden, gas central heating radiator, contemporary wall and base units with complimenting work surfaces, Belfast sink, integrated electric oven with induction hob, integrated fridge/freezer, dishwasher and washing machine. Beams to the ceiling, understairs storage cupboard and tiled flooring.

### First Floor

#### Master Bedroom

12'7" x 11'5" (3.84 x 3.48)

Having window to the front elevation, gas central heating radiator and door into jack and jill bathroom.

#### Family Bathroom

Having window to the rear elevation, panelled bath with shower attachment, W.C, fitted vanity unit with inset circular contemporary hand basin, separate shower cubicle, beams to ceiling, heated towel rail, ceramic tiled flooring and door to main 1st floor landing.

### Second Floor

#### Bedroom Two

10'7" x 9'10" (3.23 x 3.00)

Having window to the side elevation and gas central heating radiator.

#### Bedroom Three

12'5" x 11'5" (3.81 x 3.48)

Having window to the side elevation, gas central heating radiator and built in wardrobes.

### Outside Front

To the front there is a gravelled area and pathway leading to front access.

### Outside Rear

The private rear garden has a patio seated area for dining, lawned area, raised vegetable beds, large timber shed and is south facing.

### 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.