



8 Routh Avenue, Derby, DE74 2NA

Offers Over £295,000

This spacious detached home located on Routh Avenue in the picturesque village of Castle Donington boasts spacious reception space, perfect for entertaining guests or relaxing with your family. With three bedrooms, there is also ample space for a growing family or for those who enjoy having a home office or guest room.

One of our favourite features of this property are the views to the rear, just imagine waking up and being able to look over the greenery of the allotments!

A peaceful and serene backdrop to your daily life. Parking will also never be an issue with space for up to four vehicles and a double-length garage, ensuring both convenience and security for your vehicles. The property also offers great potential for personalization, allowing you to tailor it to your specific needs and preferences, making it the perfect family home for years to come.

Contact our sales team to arrange your viewing!

Location

Situated on a quiet cul de sac within 10 minutes walking distance of Castle Donington village centre. The location of Routh Avenue is ideal for families due to its peaceful surroundings and the local play area and schools only being a few minutes walk away!

Castle Donington itself is a vibrant location with a high standard of amenities including a range of independent 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.

Entrance Hallway and Porch

Enter the property via uPVC doorway into the entrance porch which is ideal for family shoe/coat storage, the porch also offers a storage cupboard and entrance into the hallway.

The spacious hallway offers stairs rising to the first floor, handy under stairs storage cupboard and access through to the modern fitted kitchen.

Kitchen

The kitchen is sleek and modern in design and was fitted only five years ago. There are ample wall, drawer and base units with complimenting worktops, floor tiles and tiled splashbacks, space and plumbing for white goods, inset sink with mixer tap, double glazed window with views out to the rear garden, integrated double Neff oven/microwave and separate induction hob.

The Kitchen also offers uPVC door leading to the side access/driveway of the property and doorway into the spacious reception area.

Reception Area

Spacious, light and airy with double glazed patio doors leading to the rear garden and large double glazed window to the front aspect. The reception area also offers wooden flooring, feature fireplace with surround and offers ample space for dining and relaxing for all of the family.

Bedroom One

A spacious double bedroom with inbuilt wardrobes and double glazed window to the front aspect of the property.

Bedroom Two

A second double bedroom with inbuilt storage cupboards and double glazed window looking out to what has to be one of the best views in Castle Donington!

Bedroom Three

A good sized single bedroom which is currently in use as a home office which again has uPVC window to the rear looking out to the wonderful view of the allotments and greenery beyond!

Family Bathroom

Having corner bath with shower over, corner sink unit with storage, W/C, uPVC double glazed opaque window and storage cupboard housing the Baxi boiler. (approximately 6 years old and serviced annually)

Garage

If a spacious driveway isn't enough, this property also boasts a double length garage with up and over door, power and lighting. The ideal location for secure car storage or possible potential for renovation into something to suit you and your families needs perhaps a home gym, office space or playroom?

Rear Garden

To the rear of the property is the private, enclosed rear garden. The property is fully fenced and offers an enormous amount of privacy due to there being no overlooking properties to the rear. The garden is mainly laid to lawn with colourful shrubs and borders.

Recent works

The current owners have lived here for a number of years and within this time have lovingly made many upgrades including the windows and lintels to provide additional support, the Kitchen has also been installed approximately five years. The boiler is approximately 6 years old and has been serviced yearly throughout this time. The property also benefits from thermally insulated loft and thermally insulated cavity walls.

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.

Floor Plan

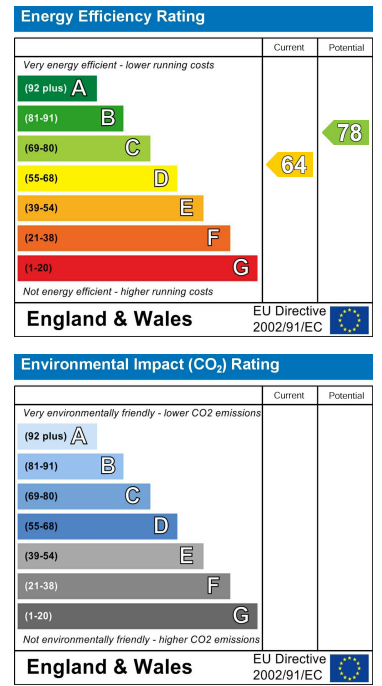


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

Area Map



Energy Efficiency Graph



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