



**27 Darsway, Castle Donington, DE74 2RZ**

**Offers Around £239,995**

This delightful semi-detached house offers a perfect blend of comfort and convenience. The property boasts a warm and inviting atmosphere, ideal for families or those seeking a peaceful retreat. Upon entering, you will find a spacious reception space, kitchen with space for dining, three well-proportioned bedrooms, each offering ample natural light and a cosy environment for restful nights. The bathroom is conveniently located, ensuring ease of access for all residents. The exterior of the house includes parking for one vehicle, making it practical for those with a car. The surrounding area is known for its friendly community and offers a variety of local amenities, including shops, schools, and parks, all within easy reach. This semi-detached house is an excellent opportunity for anyone looking to settle in a vibrant and welcoming neighbourhood. With its appealing layout and prime location, it is sure to attract interest from prospective buyers or renters alike. Do not miss the chance to make this lovely property your new home.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Having uPVC double glazed entrance door leading into hallway, gas central heating radiator and tiled flooring.

#### LOUNGE 12'7" x 12'5" (3.84m x 3.78m)

Having uPVC double glazed window to the front elevation, gas central heating radiator, feature fireplace with electric fire and door leading into kitchen.

#### DINING/KITCHEN 15'10" x 8'11" (4.83m x 2.72m)

Having uPVC doors to side and rear elevation, uPVC double glazed window to rear, contemporary wall and base units with complementing worksurfaces, integrated fridge/freezer, washing machine, space for cooker, extractor hood, space for dishwasher and ceramic tiled flooring.

### FIRST FLOOR

#### LANDING

Having uPVC double glazed window to the side elevation, storage cupboard and loft access.

#### BEDROOM ONE 10'7" x 10'0" (3.23m x 3.05m)

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

#### BEDROOM TWO 11'1" x 8'2" (3.38m x 2.49m)

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

#### BEDROOM THREE 6'7" x 5'8" (2.01m x 1.73m)

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

#### BATHROOM

Having uPVC opaque double glazed window to the rear elevation, panelled bath with waterfall shower, glass showered door, W.C, pedestal sink, tiled flooring, ceiling spotlights and chrome heated towel rail.

### OUTSIDE

#### GARDENS, PARKING AND GARAGE

The property is set back from the road behind an attractively stocked fore garden with central pathway. To the rear an enclosed garden laid majority to lawn. Beyond this there is off road parking and a DETACHED GARAGE, accessed off Hazelrigg Close.

## MONEY LAUNDERING REGULATIONS -

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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.

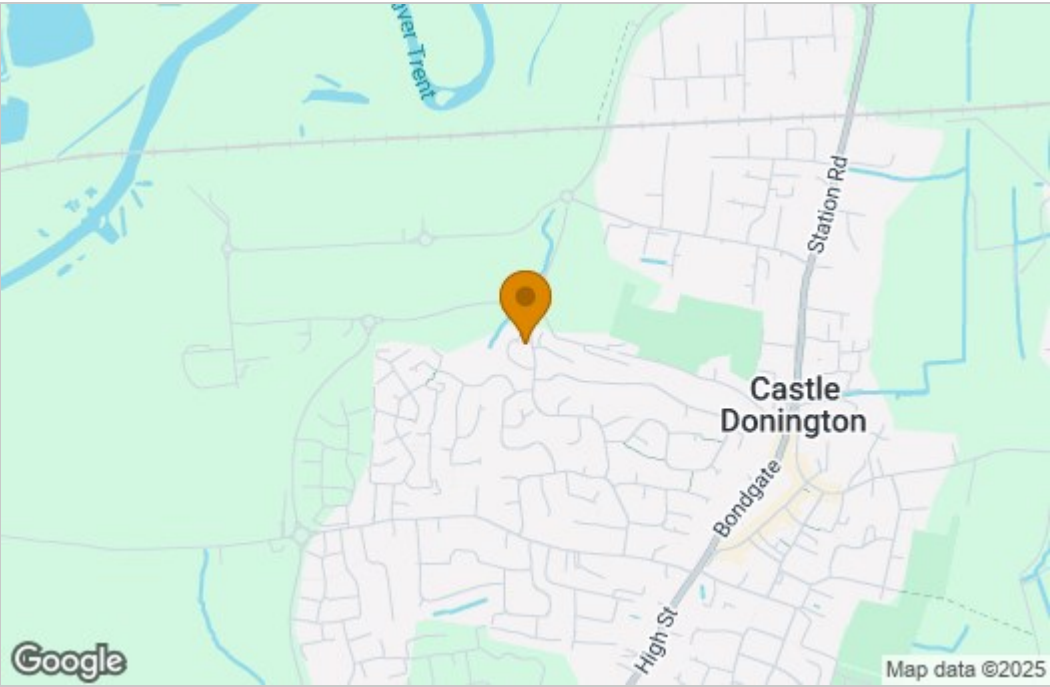


Floor Plan

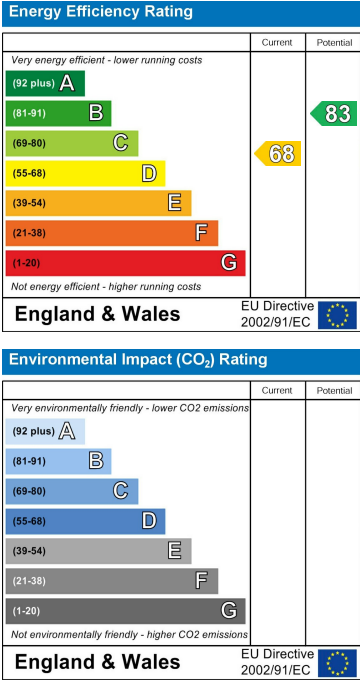


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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  
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Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.