



9 Castle Hill

Castle Donington, Derby, DE74 2LD

Price Guide £229,000



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Kitchen

11'5" x 10'7" (3.48m x 3.25m)

With base and wall units, oven and hob, sink unit, radiator and window and door to side.

Inner Hallway

With steps leading down to the lounge along with further steps leading to upper floor.

Lounge / Diner

18'9" x 11'5" (5.72m x 3.50m)

With feature stone wall, radiator, two window to the side and French doors opening out on to the large patio / terrace area.

Upper ground floor landing

With access to bathroom and bedroom 2 along with further stairs leading to the further two bedrooms.

Bathroom

With white suite comprising low flush w.c. wash hand basin, bidet and panel bath with shower over. Part tiled walls, radiator and window to side.

Bedroom Two

Radiator and window to front with stunning views.

Bedroom Three

11'8" x 10'5" into wardrobes. (3.56m x 3.20m into wardrobes.)

With a range of built-in wardrobes, radiator and window to side.

Bedroom One

This bedroom sits on the upper most floor with beamed ceiling, radiator, built in storage and window with stunning, far reaching views.

En-Suite

Comprising low flush w.c. wash hand basin and window.

Outside

The property is approached via a shared driveway which in turn gives access to a double garage. A path then leads to number 9 gardens. A large, sunny, terrace / patio area which has fantastic open views. there is a tiered garden area to the rear of the house and larger gardens with nature trees which requires work but could be made into stunning lawned gardens.

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



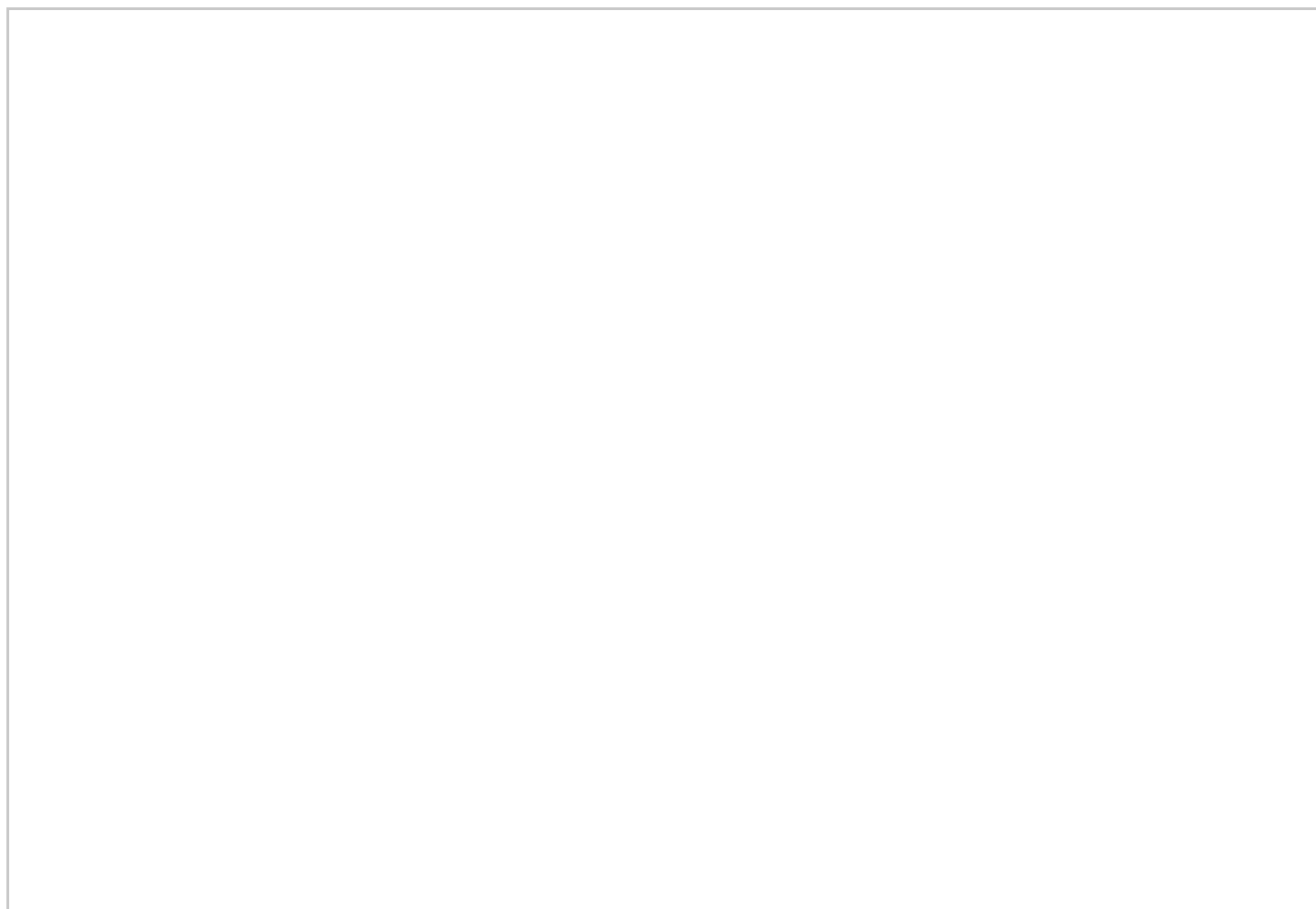
Hybrid Map



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.