



9 Shirley Close, Castle Donington, DE74 2XB

£285,000

Nestled in the charming area of Shirley Close, Castle Donington, this delightful 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 room that serves as the heart of the home, providing an excellent space for relaxation and entertaining guests. The house features three well-proportioned bedrooms, each offering a tranquil space for rest and personalisation. The bathroom is thoughtfully designed, catering to the needs of modern living.

This home presents a wonderful opportunity for anyone seeking a detached property in a desirable location. With its appealing features and potential for personal touches, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.

The Property And Village

Mature, well presented detached property situated in this most pleasant cul de sac setting. Accommodation briefly comprises entrance hall, lounge/dining room, kitchen, three bedrooms and refurnished shower room. Externally there are gardens to both front and rear gardens, in addition to a detached workshop. Viewing is highly recommended.

Castle Donington itself is a vibrant location with a high standard of amenities including shops, post office, doctors surgery, pharmacy, super market, 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

Entrance via UVPC door, gas central heating radiator, wooden flooring, stairs rising to first floor

Lounge Diner 23'2" x 14'4" (7.06 x 4.37)

With bay window to the front elevation, patio doors leading to rear garden, gas central heating radiator, wooden flooring.

Kitchen 10'6" x 8'9" (3.2 x 2.67)

With a window to the rear elevation and a door to the side elevation, units at eye and base level providing work surface, integrated dishwasher, Zanussi built in oven and grill, Zanussi four ring gas stove, under stairs storage with plumbing for washing machine also housing the Worcester combi boiler, wooden flooring.

Stairs Leading To First Floor

With a window to the side elevation, access to loft, useful storage cupboard

Bedroom One 12'11" x 9'11" (3.94 x 3.02)

With a window to the front elevation, gas central heating radiator, laminated flooring.

Bedroom Two 10'4" x 9'5" (3.15 x 2.87)

With a window to the rear elevation, gas central heating radiator, laminated flooring

Bedroom Three 8'0" x 7'5" (2.44 x 2.26)

With a window to the front elevation, gas central heating radiator, laminated flooring.

Family Bathroom

With a window to the rear elevation, low level W/C, walk in shower with Mira shower, hand wash basin with storage beneath, heated towel rail, extractor fan, tiled walls, tiled flooring.

Rear Garden

The property enjoys a cul de sac setting and is set back from the road behind a neat lawned garden. Adjacent driveway providing off street parking. To the rear is a lawned, enclosed garden which includes a detached work shop 17' 7" x 8' 11", with light and power supplies, Upvc framed double glazed windows and door.

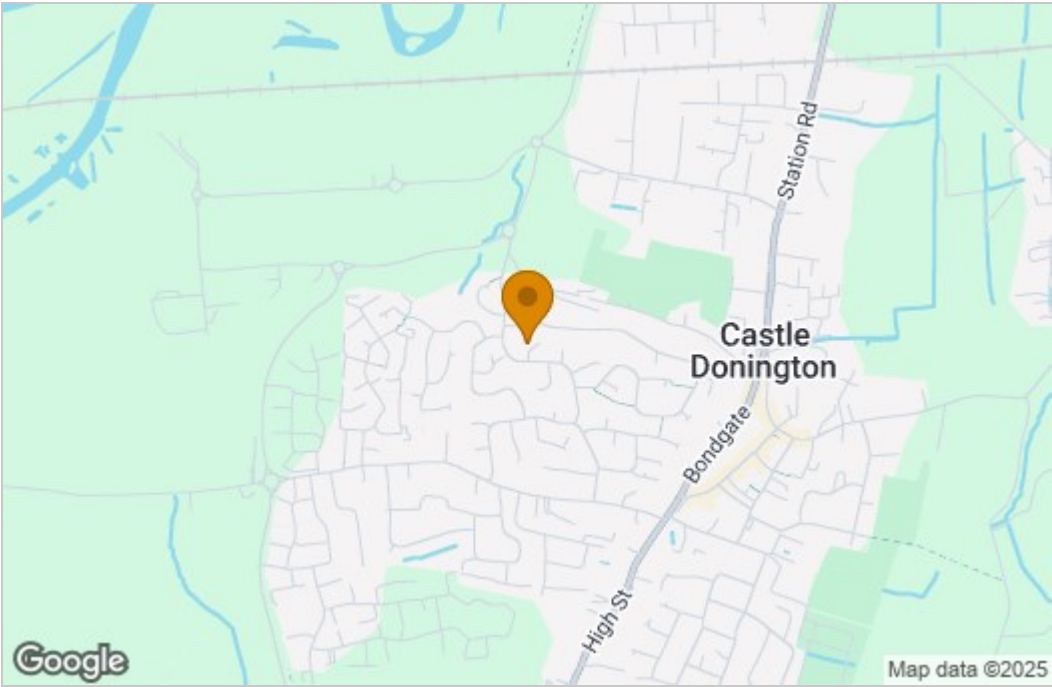
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1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an 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.

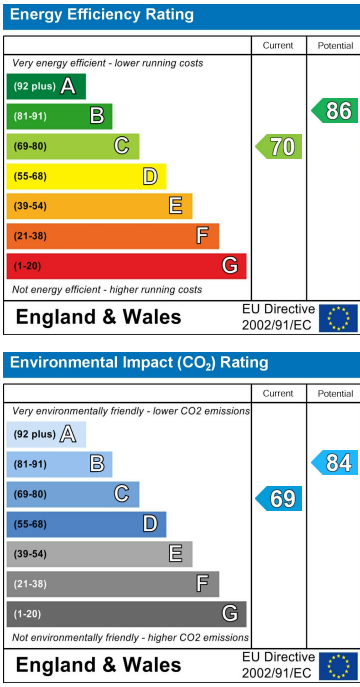
Floor Plan



Area Map



Energy Efficiency Graph



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