



## **22 Argonaut Avenue, Derby, DE74 2UX**

**Offers Over £400,000**

Located in the sought-after village of Castle Donington, Derby, this immaculately presented detached home on Argonaut Avenue offers spacious, modern living in a peaceful setting. With four generously sized bedrooms, it's perfect for families looking for space, comfort and style in peaceful surroundings.

The property features two stylish reception rooms, ideal for both relaxing and entertaining. At its centre is a contemporary open-plan kitchen and dining area, complete with high-spec appliances—designed for cooking, hosting, and everyday living. Step outside to a recently landscaped rear garden, finished to a high standard and perfect for summer gatherings or quiet afternoons.

Set on a corner plot in a quiet cul-de-sac, the home offers privacy and calm just minutes from local amenities. Additional highlights include driveway parking and a garage with power and lighting, providing extra storage or workspace. This is a standout home in a prime location—ready to move into and enjoy.

### Front Aspect

Set on a corner plot, with a tandem driveway and access to the single garage, pathway leading to front door.

### Entrance Hallway 6'05 x 11'10 (1.96m x 3.61m)

Entrance via a composite door, gas central heating radiator, under stairs storage cupboard, further storage cupboard, stairs rising to first floor, tiled flooring.

### Reception Two / Study 6'05 x 9'00 (1.96m x 2.74m)

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

### Lounge 11'05 x 16'10 (3.48m x 5.13m)

With a window to the front elevation, two windows to the side elevation, gas central heating radiator, carpeted flooring.

### Downstairs Cloakroom 3'00 x 5'05 (0.91m x 1.65m)

With a frosted window to the side elevation, low level W/C, hand wash basin, gas central heating radiator, tiled flooring.

### Open Plan Kitchen Diner 25'05 x 14'05 (7.75m x 4.39m)

With two patio doors leading to the rear garden, window to the side elevation, two skylights, gas central heating radiator, vertical wall mounted gas central heating radiator, Bosch electric oven, Siemens induction stove, overhead extractor fan, quooker boiling tap integrated dishwasher, large pantry with shelving and plumbing for washing machine, range of high and low level cupboards, tiled flooring.

### Stairs Rising To First Floor

Gas central heating radiator, access to loft, storage cupboard.

### Bedroom One 10'00 x 14'05 (3.05m x 4.39m)

With a window to the front and side elevation, gas central heating radiator, built in wardrobe, carpeted flooring

### En-Suite 7'00 x 5'05 (2.13m x 1.65m)

With a frosted window to the side elevation, low level W/C, hand wash basin, gas central heating radiator, extractor fan, enclosed shower unit with mains fed shower, tiled flooring.

### Bedroom Two 8'00 x 11'10 (2.44m x 3.61m)

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

### Bedroom Three 9'10 x 9'00 (3.00m x 2.74m)

With a window to the rear and side elevation, gas central heating radiator, carpeted flooring

### Bedroom Four 6'05 x 9'0 (1.96m x 2.74m)

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

### Family Bathroom 7'10 x 8'10 (2.39m x 2.69m)

With a frosted window to the side elevation, low level W/C, hand wash basin, bath, enclosed shower unit with mains fed shower, extractor fan, heated towel rail, tiled flooring.

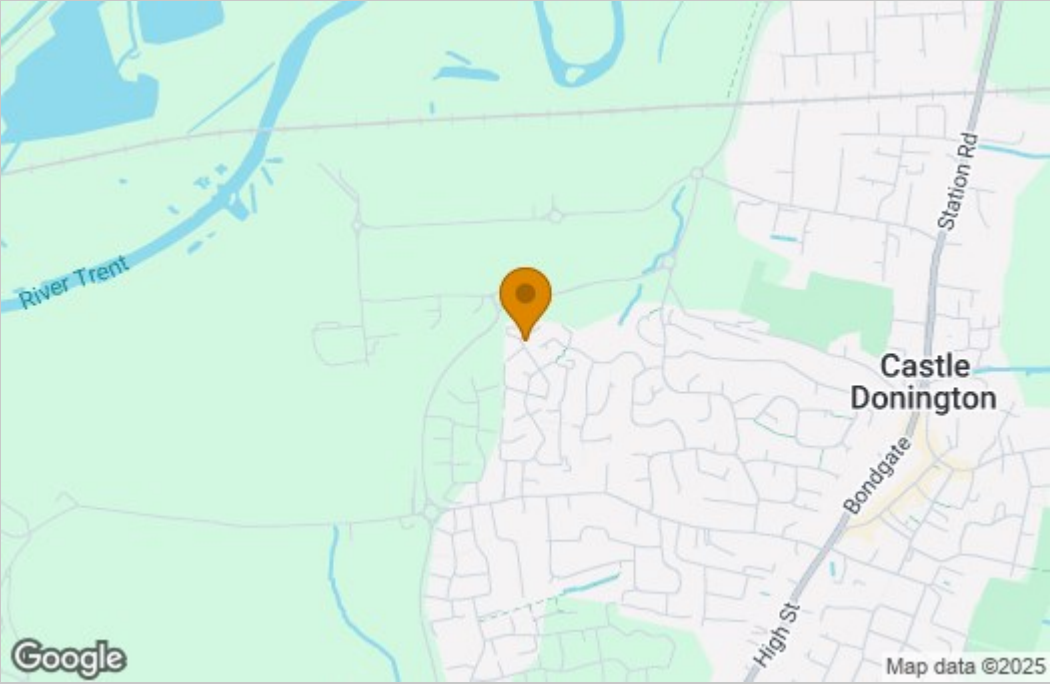
### Rear Garden



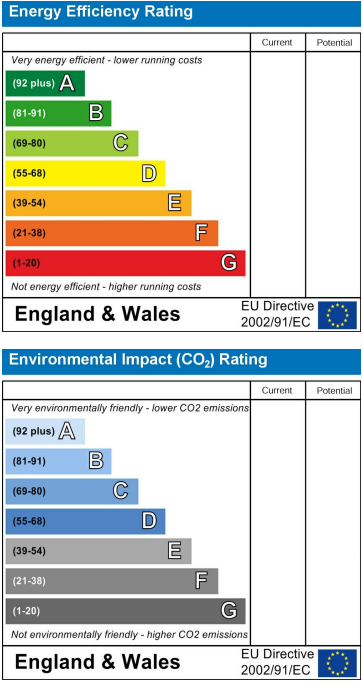
Floor Plan



Area Map



Energy Efficiency Graph



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