



5 Walton Hill, Derby, DE74 2XG

£395,000

"A house is built with walls and beams; a home is built with love and dreams—and it's family that makes it complete."

This well maintained, beautifully presented detached family home is not to be missed! With two spacious reception rooms, this property is perfect for both entertaining guests and enjoying quiet family time. The heart of the home is the open plan kitchen and dining room, which flows seamlessly into a glorious sun room, creating a bright and inviting space for everyday living.

The property boasts four generously sized bedrooms, providing ample space for family members or guests. A well-appointed bathroom ensure convenience for busy mornings and relaxing evenings alike. The beautifully landscaped rear garden offers a delightful outdoor space for children to play or for hosting summer gatherings. Set in a quiet and friendly cul-de-sac, this home is perfect for families seeking a peaceful environment while still being close to local amenities. Viewings available now!

Location

Set in a quiet, friendly cul-de-sac location within the village of Castle Donington. Close by you will find local amenities such as a local shop, primary school, play areas and local walks.

The village of Castle Donington itself offers a range of quality amenities including primary and secondary schools, a range of Supermarkets, Doctors, Pharmacy and a bustling high street offering an array of independent, high quality shops, pubs and eateries.

Front Aspect

To the front of the property is a charming fore garden with shrubbed borders and driveway parking for multiple vehicles.

Entrance Hallway 5'09 x 9'0 (1.75m x 2.74m)

Enter the property via uPVC doorway with full length double glazed window to side. The welcoming entrance hall also offers central heating radiator, stairway rising to first floor and wooden flooring.

Guest Cloakroom 2'06 x 5'04 (0.76m x 1.63m)

Having low level W/C, hand wash basin, extractor fan, central heating radiator and tiled flooring.

Lounge 10'10 x 14'4 (3.30m x 4.37m)

A fantastic sized reception room having bay window to the front aspect, central heating radiator, gas fire with mantel and surround and carpeted flooring.

Dining Room 7'10 x 15'08 (2.39m x 4.78m)

Having wooden flooring, ample space for dining and entertaining, window to front aspect and central heating radiator.

Kitchen 11'01 x 17'01 (3.38m x 5.21m)

A spacious breakfast kitchen with island breakfast bar and storage, a range of fitted wall, drawer and base units with complimenting worktops, Beko rangemaster oven with five ring hob and overhead extractor, plumbing and space for dishwasher, window to charming rear aspect and central heating radiator.

Utility 4'07 x 7'10 (1.40m x 2.39m)

With uPVC doorway leading to the rear aspect, space and plumbing for washing machine and tumble dryer, wall mounted boiler, tiled flooring and central heating radiator.

Garden Room 8'05 x 11'10 (2.57m x 3.61m)

Having gallery window looking out to the rear aspect, bi-folding doors leading out onto the patio area, tiled flooring, four skylight windows and central heating radiator.

Master Bedroom 11'01 x 11'08 (3.38m x 3.56m)

A good sized double bedroom having carpeted flooring, window to front aspect and central heating radiator.

Bedroom Two 11'0 x 11'09 (3.35m x 3.58m)

A second double sized bedroom having window to front aspect, central heating radiator and carpeted flooring.

Bedroom Three 10'03 x 9'00 (3.12m x 2.74m)

A third double bedroom having window to rear, central heating radiator and carpeted flooring.

Bedroom Four 6'11 x 9'00 (2.11m x 2.74m)

A good sized single bedroom with window to rear aspect, central heating radiator and carpeted flooring.

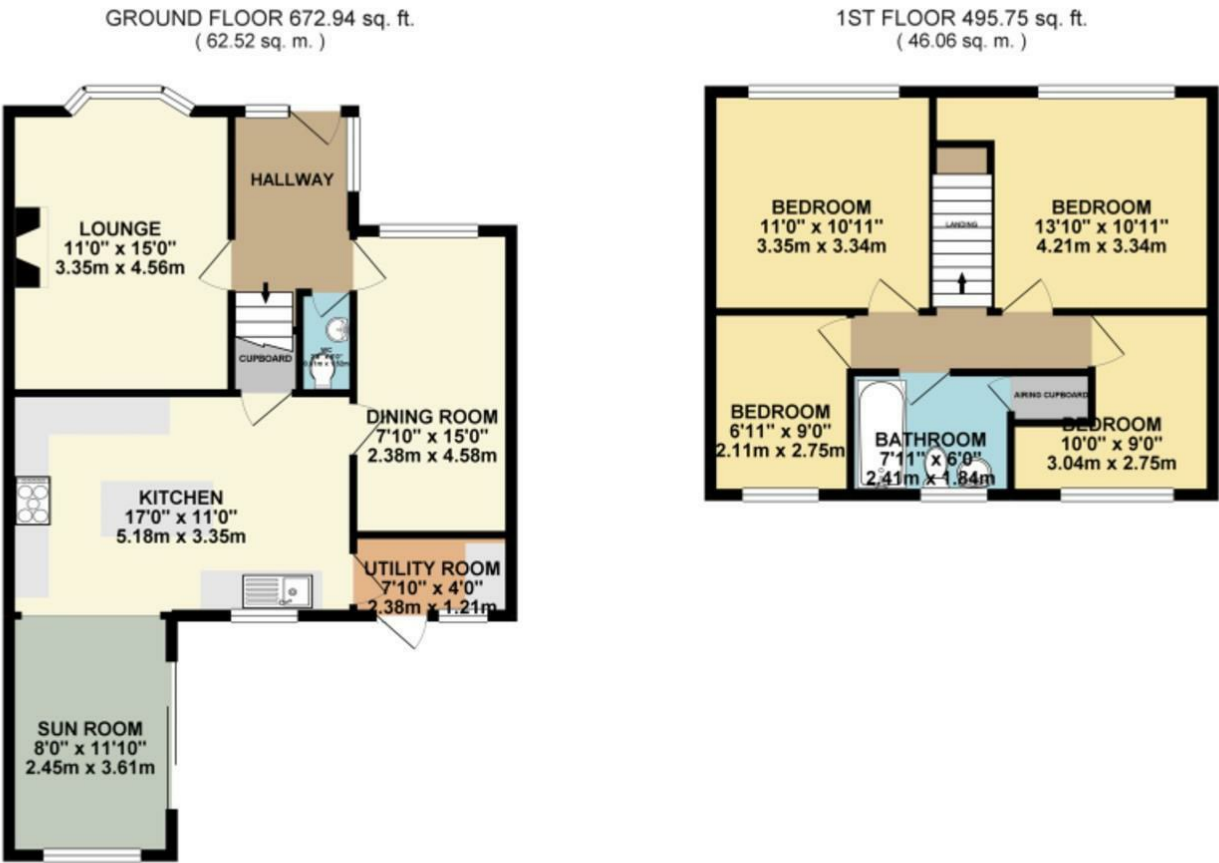
Family Bathroom 7'09 x 6'00 (2.36m x 1.83m)

Having W/C, pedestal hand basin, bath with wall mounted mains fed shower, heated towel rail, tiled walls and flooring and window to rear aspect.

Rear Garden

An extremely private, beautifully presented, south facing rear garden with paved patio entertainment area, steps leading to laid lawn and decked area with steps.

Floor Plan



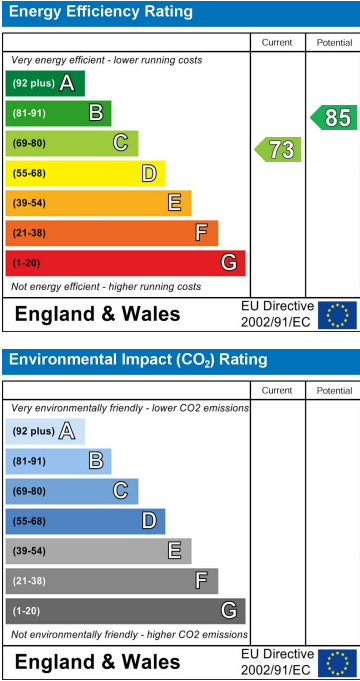
TOTAL FLOOR AREA : 1168.70 sq. ft. (108.58 sq. m.) approx.

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.
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Area Map



Energy Efficiency Graph



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