

4 Tipnall Road, Derby, DE74 2JY

£240,000

A fantastic opportunity to create your dream family home in Castle Donington!

Situated on Tipnall Road, this much-loved property offers huge potential for those looking to personalise and modernise. Carefully maintained by the previous owner for decades, both the home and its beautiful south-facing garden have been lovingly looked after, creating a wonderful foundation for the next family to make it their own.

Inside, the property boasts a spacious open-plan reception area, a bright conservatory, three double bedrooms, a garage, and a generous driveway providing excellent space for family living. The well-kept, south-facing rear garden is perfect for relaxation and outdoor enjoyment.

With plenty of scope to update and transform, this home is brimming with possibilities and ready for a new family to shape its next chapter.

Front Aspect

To the front of the property sits a spacious driveway with ample room for parking, the frontage also offers a range of mature shrubs and plants, access to the integral garage and entrance porch to the property itself.

Entrance Porch

Enter via the uPVC front door into the entrance porch, a handy addition to family life, featuring quarry tile flooring and a wooden inner door leading into the main property.

Main Entrance Hall

A spacious and welcoming hall having feature wooden parquet flooring throughout, central heating radiator, internal doorway leading through to the garage, doorway leading to reception area, stairs rising to the first floor and access through to the kitchen.

Kitchen

A traditional style wooden kitchen with a range of wall units (some of which are glass fronted), base units and drawer units. The kitchen also features tiled worktops, gas hob with extractor over, ample shelving storage, inset double sink with drainer and mixer tap over, large double glazed window looking out to the front aspect, a wall mounted ideal boiler which was installed in 2007, integrated double oven, handy pantry space with shelving and power and access to the side and rear of the property via uPVC doorway.

Reception Space

A substantial reception room with ample space for family life and entertaining.

The lounge area features carpeted flooring, central heating radiator, feature brick fireplace with gas fire and French Doors leading through to the conservatory.

The dining section offers further space to relax or entertain having carpeted flooring, central heating radiator and substantial space for dining furniture.

Conservatory

Having recently had a new roof and windows fitted, the conservatory is in fantastic condition with brick wall surround to the lower section and uPVC windows to the upper. The conservatory offers a fantastic space to enjoy the warmer months and take in the gorgeous views of the garden! Also having tiled flooring, power and access via uPVC door to the rear garden.

Garage

An integral garage which has huge potential for

conversion to another room should you desire. The Garage offers an up and over door to the front, internal doorway into the hallway, power, lighting and ample space for storage/car storage/workshop space in its current format.

First Floor

Take the carpeted stairs rising to the first floor with uPVC window to the side aspect, handy storage cupboard with shelving and water tank, access through to the W/C, bathroom, and the three double bedrooms.

Master Bedroom

A spacious double bedroom having window to the rear aspect, range of inbuilt storage cupboards and drawers, laminate wood effect flooring and central heating radiator.

Bedroom Two

A second spacious double bedroom having a range of inbuilt storage cupboards and desk, carpeted flooring, window looking out to the rear aspect and central heating radiator.

Bedroom Three

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

Bathroom

Having obscured window to the front aspect, corner bath unit with electric 'Triton' shower over, floor to ceiling tiling, hand wash basin with mixer tap over, central heating radiator and linoleum tile effect flooring.

W/C

Having laminate wood effect flooring, low flush W/C, corner hand basin with mixer tap over, obscured window to side aspect and handy eaves storage cupboard.

Rear Garden

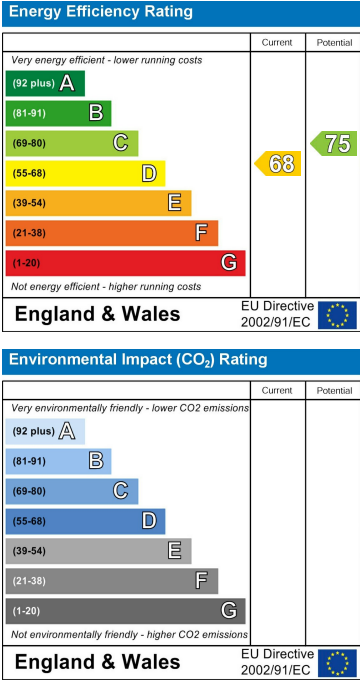
South facing and incredibly private, this well maintained rear garden offers something for everyone with a range of seating spaces including patio to the lower level, wooden pergola seating area, wooden summer house, generous lawned area, covered coal storage and a range of stocked, raised planters and borders.

Floor Plan

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.