



32 Hall Farm Close, Derby, DE74 2NG

Offers Over £375,000

Situated on the popular and quiet Hall Farm Close cul-de-sac, within close proximity to Castle Donington village, this beautifully, fully refurbished four-bedroom home offers spacious and versatile accommodation finished to a high standard throughout.

The heart of the home is the recently fitted modern kitchen, complete with integrated AEG appliances including a dishwasher, oven, induction hob, extractor fan and fridge freezer. The kitchen is finished with stylish laminate flooring, which continues through to the spacious living and dining area, creating a seamless and contemporary feel. The living/dining space benefits from French doors opening onto the rear garden. Located in the kitchen can also be found a separate storage/utility area, fitted with tiled flooring and plumbing and drainage provided for a washing machine. The utility also has the potential to stack a condenser dryer.

The ground floor also offers a highly versatile additional room, finished with laminate flooring, which could be used as an extra bedroom, home office, playroom or additional reception space. Completing the downstairs accommodation is a modern family bathroom, featuring tiled flooring, a walk-in shower, bath, vanity sink, WC with vanity unit and a mirrored storage cupboard.

Upstairs, the property boasts four well-proportioned double bedrooms, all fitted with carpet flooring and decorated in neutral tones. The contemporary first-floor shower room is finished with tiled flooring and comprises a walk-in shower, WC, vanity sink and a mirrored storage unit.

Entrance Hallway



Welcoming entrance hallway with uPVC front door and radiator, providing access to the main ground floor accommodation.

Living Area 11'9 x 16'2 (3.58m x 4.93m)



Spacious and light-filled living area with laminate flooring, uPVC French doors opening onto the rear garden, and radiator, ideal for everyday living and entertaining.

Dining Space 11'5 x 9'3 (3.48m x 2.82m)



Spacious and light-filled dining area with laminate flooring and radiator.

Kitchen 12'11 x 11'11 (3.94m x 3.63m)



Brand new fitted modern kitchen with integrated AEG appliances including dishwasher, oven, induction hob, extractor fan and fridge freezer. Finished with laminate flooring and housing a brand new Worcester/Bosch smart boiler. Benefits from uPVC window and radiator.

Utility/Storage Area 7'10" x 2'8" (2.40 x 0.82)



Separate utility/storage space with tiled flooring, providing space for a washing machine and the potential to stack a condenser dryer.

Additional Ground Floor Room 11'5 x 9'10 (3.48m x 3.00m)



Versatile room with laminate flooring, suitable for use as an extra bedroom, office, playroom or reception room, with uPVC window and radiator.

Ground Floor Bathroom 7'4 x 8'3 (2.24m x 2.51m)



Brand new modern family bathroom with tiled flooring, walk-in shower, bath, vanity sink, WC, mirrored storage cupboard, uPVC window and heated towel radiator.

Landing/Loft Access

Carpeted, radiator, access to loft hatch, the loft has been boarded providing extra storage space, ideal for families.

Bedroom One 12'1 x 10'6 (3.68m x 3.20m)



Double bedroom with carpet flooring, uPVC window and radiator.

Bedroom Two 11'9 x 10'5 (3.58m x 3.18m)



Double bedroom with carpet flooring, uPVC window and radiator.

Bedroom Three 11'1 x 10'6 (3.38m x 3.20m)



Double bedroom with carpet flooring, uPVC window and radiator.

Bedroom Four 11'5 x 6'8 (3.48m x 2.03m)



Double bedroom with carpet flooring, uPVC window and radiator.

Shower Room 8'7 x 4'3 (2.62m x 1.30m)



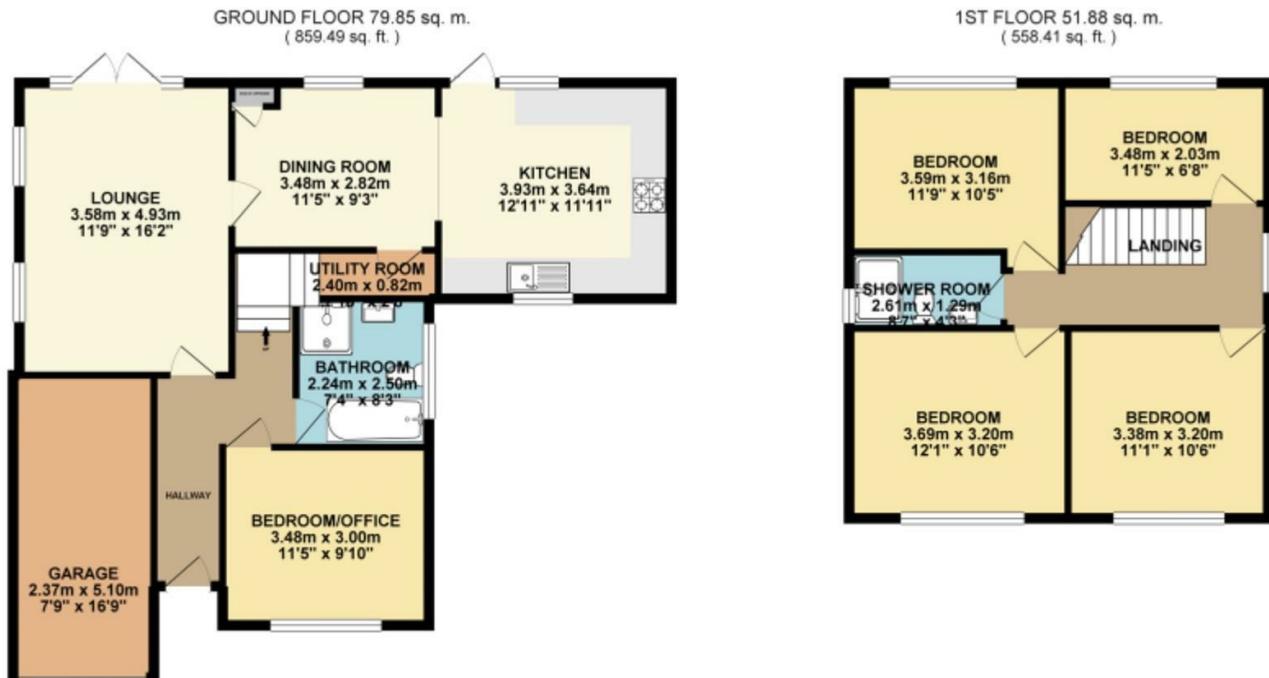
Brand new modern shower room with tiled flooring, walk-in shower, vanity sink, WC, mirrored storage cupboard, uPVC window and heated towel radiator.

Outside



Spacious rear garden with chalet-style cabin featuring power and lighting. To the front, a large driveway providing parking for approximately up to four to five vehicles, along with a garage. The property is situated in a quiet cul-de-sac close to Castle Donington village.

Floor Plan

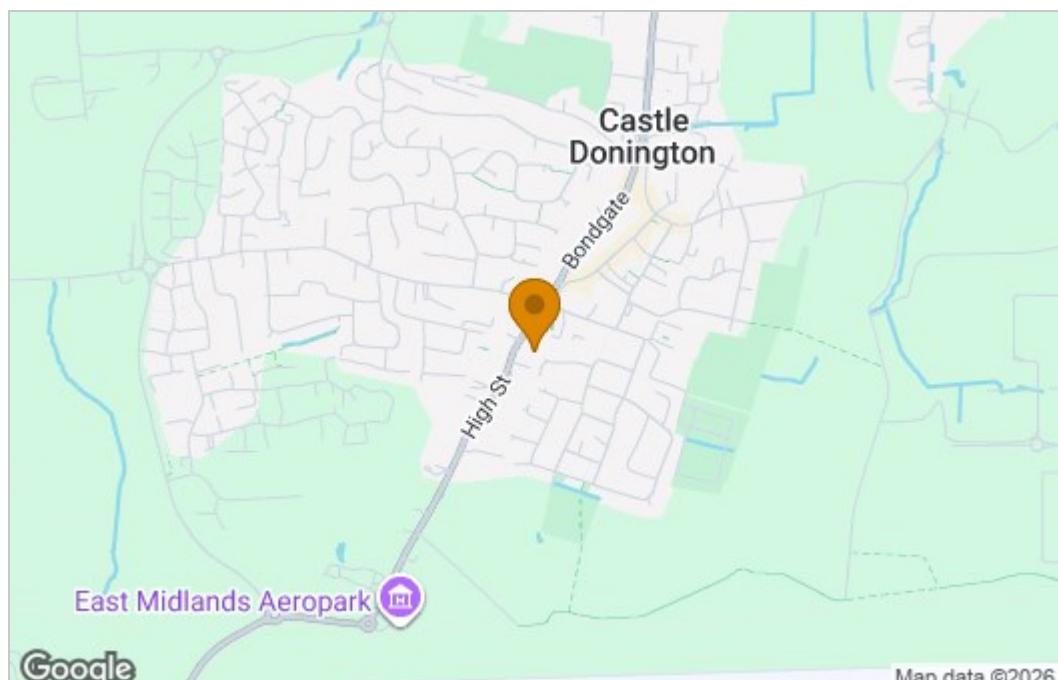


TOTAL FLOOR AREA : 131.73 sq. m. (1417.90 sq. ft.) approx.

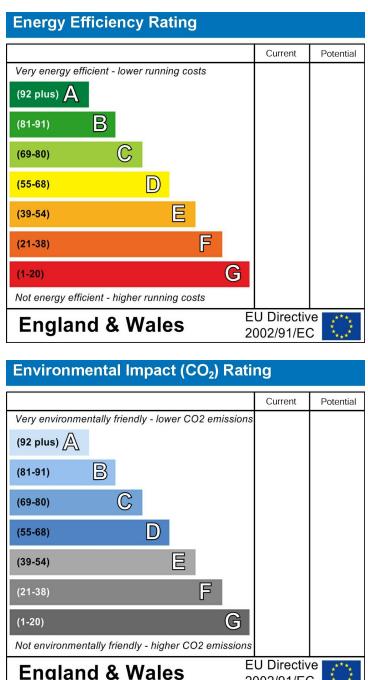
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



Area Map



Energy Efficiency Graph



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