



## 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

