



Kirkland Close
Castle Donington DERBY



Property Description

An extended well presented three bedroom detached family home with stunning landscaped garden and off road parking. The property has a gas fired central heating system, upvc double glazing and is finished to a high standard throughout. Briefly the accommodation comprises:- Entrance hall, cloaks/w.c, lounge, breakfast kitchen opening to dining room and flexible living space with a separate utility/ study. To the first floor are three well proportioned bedrooms and modern re-fitted shower room. Outside:-To the front the property has a blocked paved driveway providing off road parking, a brick built store with electric roller door, light, power and housing the modern combination boiler providing the property with domestic hot water and central heating.

To the rear is a slightly raised lawned garden with well stocked borders and slabbed patio areas, enclosed by fenced boundaries.

Entrance Hallway

Accessed via front entrance door with stairs raising to the first floor, central heating radiator, understairs storage, wood effect flooring and doors leading off to:-

Cloaks/ W.C

Fitted with a two piece white suite comprising of low level W.C and wash hand basin, double glazed opaque window to the front elevation, tiled flooring and chrome heated towel rail.

Lounge

16' 2" x 11' 1" (4.93m x 3.38m)
Having central heating radiator, double glazed bow window to the front elevation, two wall lights and feature fireplace with marble effect surround and mantel over.

Breakfast Kitchen

13' x 10' 6" (3.96m x 3.20m)
This beautifully re-fitted kitchen has a range of matching wall and base units with work surfaces over, a range of integrated appliances including induction hob with extractor over and dish washer, stand-alone island with double electric oven and microwave, inset one and a quarter bowl sink and drainer with mixer tap over, wood effect flooring, double glazed window to the rear elevation, plinth and under unit lighting and central heating radiator.

Dining Area

17' 2" x 6' 2" (5.23m x 1.88m)

Open with the breakfast kitchen and has two velux roof lights, central heating radiator, wood effect flooring, two wall lights and double glazed double opening patio doors leading out to the garden.

Utility/ Study

10' 2" x 6' 2" (3.10m x 1.88m)

Having double glazed windows to the side and rear elevations, central heating radiator, storage units, plumbing for a washing machine and office area with Wifi hub.

First Floor Landing

Having double glazed window to the side elevation.

Bedroom One

13' 7" x 8' 4" (4.14m x 2.54m)

Having double glazed window to the front elevation, central heating radiator and carpet flooring.

Bedroom Two

11' 1" x 10' 5" (3.38m x 3.17m)

Having double glazed window to the rear elevation, central heating radiator and loft access via pull down ladder.

Bedroom Three

11' 1" x 9' (3.38m x 2.74m)

Having double glazed window to the front elevation, central heating radiator and wood effect flooring.

Shower Room

The contemporary re-fitted white suite comprises of vanity wash hand basin with storage beneath, low level W.C and walk-in shower, opaque double glazed window to the rear elevation, chrome heated towel rail and extractor.

Outside

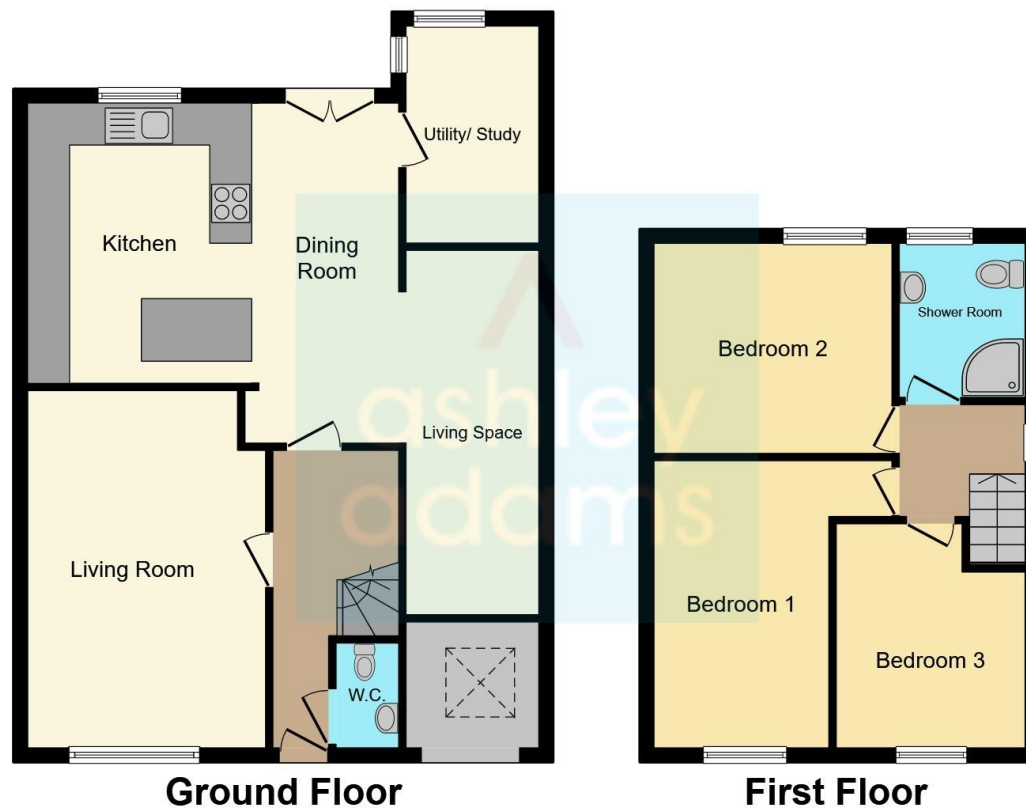
To the front the property has a blocked paved driveway providing off road parking, a brick built store with electric roller door, light, power and housing the modern combination boiler providing the property with domestic hot water and central heating.

To the rear is a slightly raised lawned garden with Indian Sandstone patio seating areas, large fully insulated garden shed and enclosed by fenced boundaries.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Ashley Adams on

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EPC Rating: D

Tenure: Freehold

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Property Ref: MEL204455 - 0004