



Derbyshire Drive
Castle Donington Derby



Property Description

This is a unique opportunity to acquire a well appointed versatile double fronted four bedroom detached home that boasts a generous plot to the front and rear, sat on the edge of a popular development in a quiet and leafy location with no above chain. This fabulous home is located within the popular village of Castle Donington which offers access to all major road links and East Midlands Airport, with boutique shops, restaurants, all local amenities and local schools.

The property briefly comprises, entrance hallway with stairs leading to the the first floor, cloakroom, dining room/office, dining kitchen, lounge, sitting room. Upstairs has four generous bedrooms with ensuite to master and family bathroom Outside the property has a leafy aspect to the front of the property, with landscaped rear garden, driveway and garage. .

Entrance Hall

Accessed via composite door to the front leading into the hall where there is a radiator, fire alarm, understairs storage cupboard and doors off to:

Cloakroom

Having low level W.C, vanity wash hand basin and a radiator.

Dining Room

10' 3" x 9' 1" (3.12m x 2.77m)
Having window to the front elevation, a radiator and double internal door

Lounge

14' 10" x 10' 9" (4.52m x 3.28m)
Having window to the front elevation, archway leading to the sitting room, two radiators, feature gas fireplace

Sitting Room

10' 9" x 6' 4" (3.28m x 1.93m)
With French doors leading to the patio area.

Kitchen

6' 4" x 11' (1.93m x 3.35m)
Fitted with wall and base units with laminate work surfaces over, integrated electric oven, gas hob with built-in extractor, stainless steel one and a quarter bowl sink and drainer, window and door to the rear elevation, cupboard housing the boiler, space for dishwasher, space for fridge freezer, space for washing machine, a radiator, tiled splashbacks and tiled flooring.

Galleried Landing

Having balustrade, storage cupboard housing the water tank and doors off to bedrooms and bathroom.

Bedroom One

12' 7" x 9' 10" Max to recess (3.84m x 3.00m Max to recess)
Having a radiator, window to the rear elevation and leading to the en suite.

En Suite

Having low level W.C, vanity wash hand basin, shower cubicle, tiled splashbacks and a radiator.

Bedroom Two

13' 1" x 8' 8" (3.99m x 2.64m)
Having window to the front elevation and a radiator.

Bedroom Three

10' 6" x 9' 3" (3.20m x 2.82m)
Having window to the front elevation, a radiator and double walk-in wardrobe.

Bedroom Four

12' x 6' 7" (3.66m x 2.01m)
Having window to the rear elevation and a

radiator.

Bathroom

Having vanity wash hand basin, tiled splashbacks, a radiator, window to the rear, low level W.C, bath with mixer tap and shower over and part tiled part screen splashback.

Outside

To the front the property has a pathway with lawned areas to both sides and outside lighting. The plot reaches past the road to a further lawned area.

To the rear the garden has a lawned area, concrete footings for outbuilding, water tap and decked area with fence balustrade.

Garage

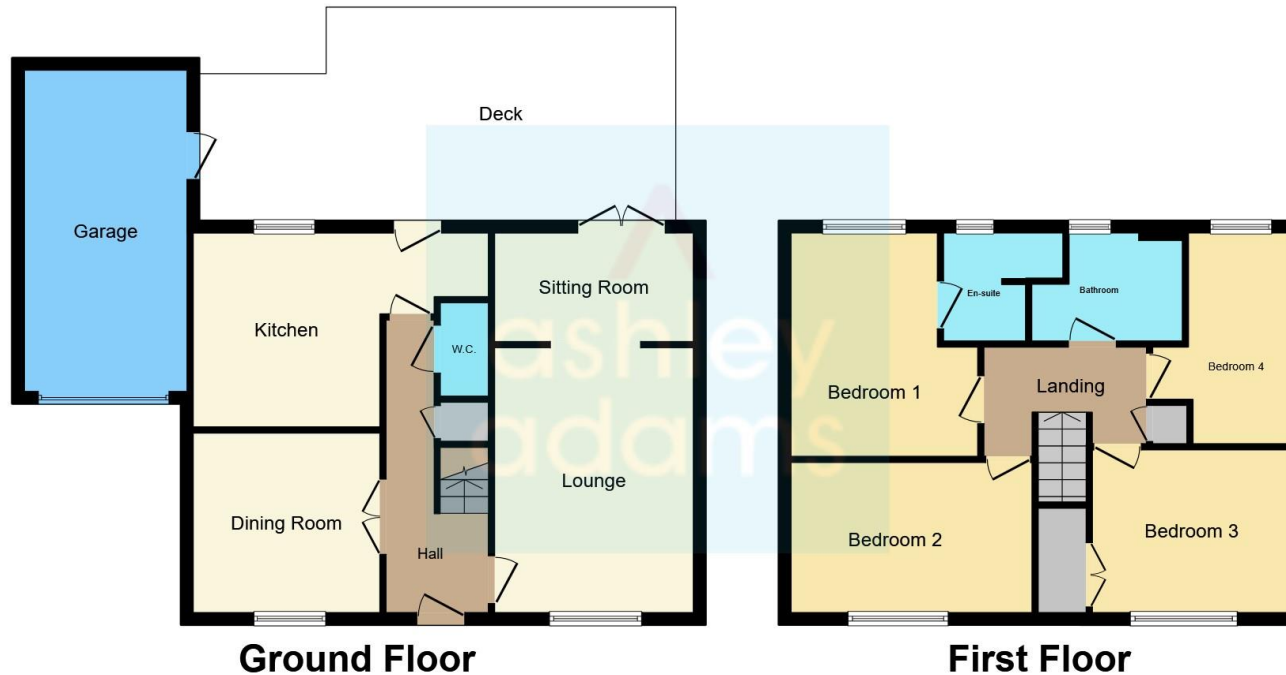
17' 4" x 8' 7" (5.28m x 2.62m)

Having up and over door, light and power and door leading out to the garden.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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