



Handley Place  
Castle Donington Derby





## Property Description

The 'Amberley' a detached three-bedroom home. One of the most sought-after properties within the Redrow development. Beautifully balanced, both inside and out. Boasting a substantial corner plot with walled & fenced borders. This particular plot is fantastically located and offers a mature plot set behind soft hedging. The property comes triple glazed throughout and retains 5yrs remaining on the NHBC certificate. With Karndean flooring and luxury carpets.

A welcoming light, modern and tastefully decorated entrance hall which leads through to the lounge, open plan kitchen diner, utility, downstairs cloakroom and first floor staircase. To the first floor, balustrade landing, three bedrooms, fabulously designed master bedroom with luxury ensuite and family bathroom.

The property is only five years old with upgrades throughout and high ceilings, UPVC double glazed throughout with gas central heating.

## Entrance Hall

Accessed via a timber storm porch with an outside light over through a composite front door with side elevation windows, giving a light and airy feel with upgraded Karndean wood effect flooring that flows through into the downstairs cloakroom and the kitchen/diner. The entrance hall leads off to the lounge, cloakroom, kitchen/diner and stairs to the first floor, radiator and room thermostat.

## Cloakroom

With inset spotlights, wood effect Karndean flooring, floating ceramic sink with chrome fixtures and chrome mixer tap over, tiled splashback, low level wc and radiator.

## Kitchen/Diner

18' 9" x 10' 9" (5.71m x 3.28m)  
Open plan with lovely French doors that lead out to the garden, two further windows - one to the front elevation and one to the side elevation above the sink, a modern Shaker style kitchen with a range of matching base, wall and tall units, an open plan space with an open plan breakfast bar area, laminate worktop with matching upstands, integrated appliances including two AEG double ovens, dishwasher, stainless steel gas hob, stainless steel splashback with the hob and matching chimney with extractor, stainless steel sink and drainer with swan neck mixer tap, leading off to:-

## Utility Room

Flow through with the Karndean flooring continued, matching Shaker style base unit with the same laminate worktop over and matching upstands, plumbing for a washing machine and freestanding tumble dryer, stainless steel sink and drainer with chrome mixer tap over, inset spotlights, composite triple glazed door leading to the back elevation of the property with pathway, understairs cupboard space, fuse board and radiator.

## Lounge

10' 8" x 18' 8" (3.25m x 5.69m)  
Two windows - one to the front and one to the side elevation, two radiators.

## First Floor Landing

Lovely light and airy landing with spindle and exposed timber balustrade, the window is from the rear elevation, loft access, fire alarm, radiator, storage cupboard over the stairs which houses the boiler. The landing leads off to the master bedroom via private corridor, two further double bedrooms and a family bathroom.

## Utility Room

6' 11" x 6' 3" ( 2.11m x 1.91m )  
Flow through with the Karndeane flooring continued, matching Shaker style base unit with the same laminate worktop over and matching upstands, plumbing for a washing machine and freestanding tumble dryer, stainless steel sink and drainer with chrome mixer tap over, inset spotlights, composite triple glazed door leading to the back elevation of the property with pathway, understairs cupboard space, fuse board and radiator.

## Private Corridor

7' 3" x 3' 5" ( 2.21m x 1.04m )

## Master Bedroom

11' 8" x 10' 11" max ( 3.56m x 3.33m max )  
Including the corridor is 18'10 x 10'11 max.  
Window to the front elevation, radiator, access from the corridor to: -

## En-Suite

7' 1" x 6' 10" ( 2.16m x 2.08m )  
White three-piece suite with low level wc, floating ceramic sink with chrome mixer tap over and mirror above, fully enclosed and tiled glazed shower enclosure with low profile tray and thermostatic shower, inset spotlights, window to side elevation with tiled windowsill, shaving socket, vinyl flooring.

## Bedroom 2

10' 2" x 10' ( 3.10m x 3.05m )  
Window to the front elevation, radiator.

## Bedroom 3

10' 8" x 8' 6" ( 3.25m x 2.59m )  
Window to front elevation, radiator.

## Family Bathroom

Wood effect Karndeane flooring, white four-piece suite comprising: - low level wc, floating ceramic sink with mixer tap over and mirror above, bath with white panel, fully tiled shower with glazed screen, thermostatic shower over, inset spotlights, window to the front elevation, chrome towel radiator.

## Garage

20' 5" x 10' 6" ( 6.22m x 3.20m )  
Light and power, up and over door

## Outside

Tandem drive that sits to the back of the property, next to the rear garden providing ample space for multiple cars.

## Garden

Lovely corner plot set back from the road, masked by mature hedging and lawned area. To the front is a pathway that leads to the side gate to the rear garden and to the front door.

Rear garden is fully enclosed with an L shaped patio that wraps to the rear and the side elevation of the property, mainly laid to lawn with a mixture of brick wall and timber fence line, secondary entertaining space with raised decking and mature planting around that sits to the rear of the garden, water tap and side gate that leads to the front elevation and pathway.



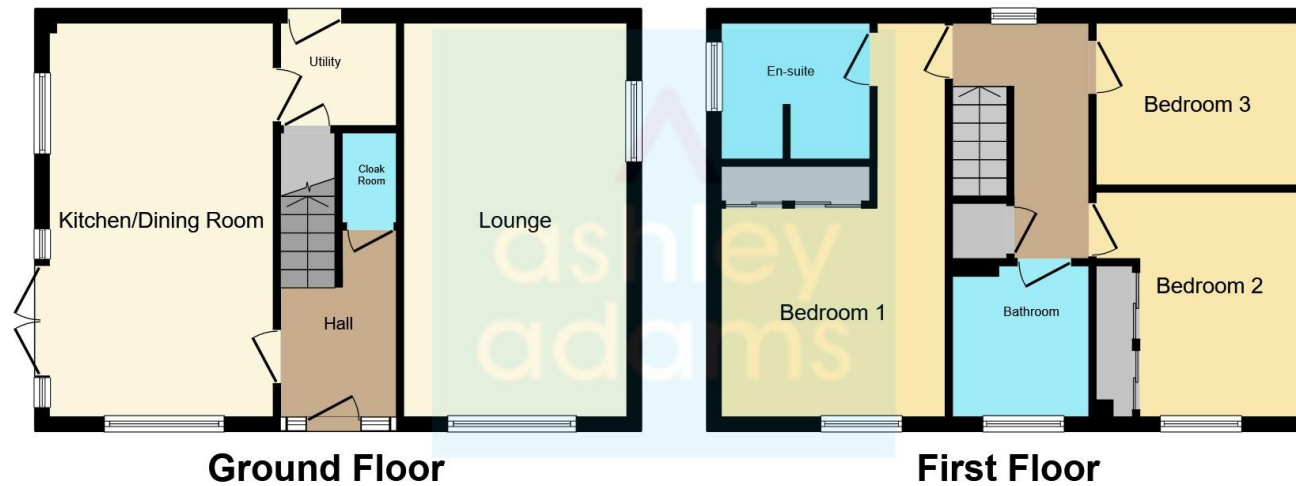












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Tenure:Freehold

EPC Rating: B

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