



Craner Road
Castle Donington Derby

Craner Road Castle Donington Derby DE74 2SB

for sale offers in excess of
£300,000



Property Description

Located in the sought after village of Castle Donington, this modern 3 bedroom detached home is only four years old with six years remaining on the NHBC certificate. Positioned on the Miller Homes development, in a picturesque spot overlooking the green open space.

A welcoming light and modern entrance hall which leads through to the lounge, open plan kitchen diner, downstairs cloakroom and first floor staircase. To the first floor, balustrade landing, three bedrooms and family bathroom. The master bedroom also leads to a private en-suite.

With high ceilings, UPVC double glazed windows and gas central heating throughout.

Entrance

Front composite entrance door with inset double glazed opaque panels leading to:-

Entrance Hall

Having central heating radiator, Vinyl floor covering, open spindle stairs off to the first floor, door leading to:-

Cloaks/Wc

Having two piece modern white suite, low level WC, pedestal wash hand basin with chrome mixer tap and ceramic tiled splashback, flooring continuing through from the entrance hall, central heating radiator, UPVC double glazed window to the front elevation, inset spotlights to the ceiling.

Lounge

15' 5" x 10' 2" (4.70m x 3.10m)

Having UPVC double glazed window to the front elevation with fitted window blind, two central heating radiators.

Dining Kitchen

17' 3" x 11' 4" (5.26m x 3.45m)

Incorporating a range of matching base and wall units with laminated work surfaces over, single one and a quarter bowl stainless steel sink unit with chrome mixer tap over, integrated Zanussi four burner gas hob with extractor hood over, eye level Zanussi electric fan assisted oven, integrated fridge freezer, under unit washing machine and dishwasher, vinyl floor covering, UPVC double glazed window to the rear elevation with fitted blind, inset spotlights to the ceiling, double opening UPVC double glazed French doors to the rear elevation giving access to the garden, further UPVC double glazed window to the side elevation with fitted blind and a door to a useful understairs store.

First Floor

Loft access, door to airing cupboard housing Potterton boiler providing domestic hot water and central heating.

Bedroom One

11' 11" minimum plus wardrobes x 10' 11" (3.63m minimum plus wardrobes x 3.33m)

Having UPVC double glazed window to the front elevation, fitted window blinds, central heating radiator, double sliding door fronted fitted wardrobe with hanging rail and shelving, door off to:-

Ensuite Shower Room

Having modern three piece white suite comprising double width glazed shower cubicle with a mains shower over, wash hand basin with chrome mixer tap, low level WC, central heating radiator, central heating radiator, vinyl floor covering, extractor fan, fitted mirror back, inset spotlights to the ceiling, UPVC double glazed opaque window to the front elevation with fitted window blind.

Bedroom Two

10' 5" x 9' (3.17m x 2.74m)

Having UPVC double glazed window to the rear elevation, fitted window blind, central heating radiator, double sliding door fronted wardrobe with hanging rail and shelving.

Bedroom Three

9' 4" x 6' 6" (2.84m x 1.98m)

Having UPVC double glazed window to the rear elevation giving aspect over the garden, central heating radiator.

Bathroom

Having a three piece modern white suite comprising panelled bath with chrome mixer tap, low level WC, wash hand basin with chrome mixer tap, ceramic tiled splashbacks, vinyl floor covering, inset spotlights to the ceiling, extractor fan, UPVC double glazed opaque window to the side elevation, central heating radiator.

Outside

Irregular Shaped Room x (x)

To the front of the property is a low maintenance gravelled fore garden with paved steps to the front door area with covered storm porch, side tarmacked driveway providing tandem parking for three vehicles leading to:-

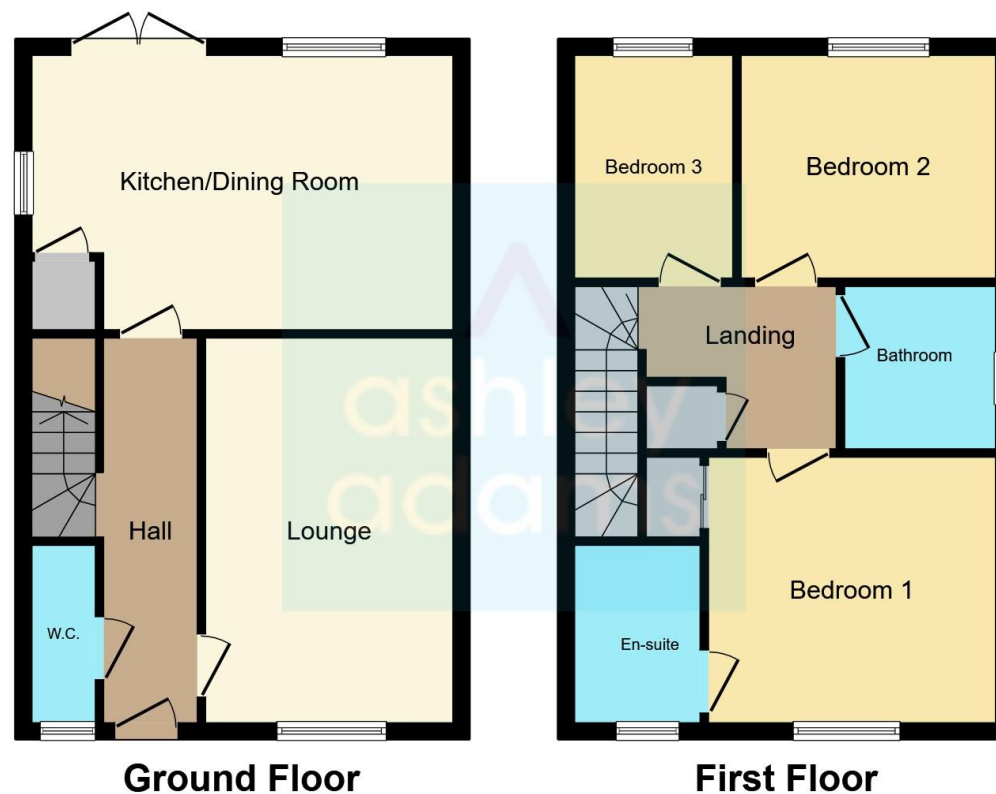
Garage

Brick garage with up and over door, light and power, side access gate from outside the garage leads to rear 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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T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
 DERBY DE73 8DS

Tenure:Freehold

EPC Rating: B

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