



Paddock Close
Castle Donington DERBY

Paddock Close Castle Donington DERBY DE74 2JW

for sale offers over
£485,000



Property Description

Substantial four bedroom detached residence occupying a particularly pleasant location on a quiet road on the outskirts of Castle Donington.

The property sits on an impressive plot with an extensive frontage, lawned fore-garden, block paved driveway, carport and tandem garage. To the rear is a well-established garden with lawn, well stocked borders, shrubs trees and patio area.

Internally, the property comprises double glazing(where specified) with warm air heating to the ground floor and gas central heating to the first floor featuring a porch, entrance with dining area off, lounge, study, garden room, dining kitchen and utility/cloakroom. The first floor landing leads to a master bedroom with en-suite bathroom and balcony, three further bedrooms and bathroom.

Castle Donington enjoys a high standard of amenities including the Co-op superstore, Post Office, doctor's surgery, public houses and other attractions such as local restaurants and bespoke retail shops, whilst being well placed for the commuter with East Midlands airport, Parkway railway station and major link roads. The property is close to local schools and the nearby Independent Elms Primary School and Trent College.

Porch

Multipaned entrance door provides access into the porch with further door giving access to the rear garden and glazed door to the entrance area.

Entrance Hall

With staircase leading to the first floor, decorative coving, recessed ceiling spotlighting, door to the inner hallway and open plan access into the dining area and

lounge.

Dining Room

10' 4" x 8' 9" (3.15m x 2.67m)

With decorative coving, ceiling rose and multipaned door to the garden room.

Lounge

18' 6" x 9' (5.64m x 2.74m)

With a feature extended fireplace incorporating a brick chimney breast with hearth and coal effect gas fire, brick tv plinth, decorative coving, sealed unit double glazed box bay window to the front and sliding doors giving access into the study.

Study

10' 7" x 8' (3.23m x 2.44m)

With wall mounted gas heater, decorative coving, double glazed window to the front and door to the utility/cloakroom.

Utility/Cloakroom

7' 11" x 5' 6" (2.41m x 1.68m)

With low flush WC, vanity unit with wash handbasin and tiled surrounds, appliance space suitable for a washing machine and tumble dryer, sealed unit double glazed Velux window and further door to the inner hallway.

Dining Kitchen

18' 2" x 10' 4" (5.54m x 3.15m)

Comprising a good sized dining area with feature exposed beams.

Having a kitchen area with U-shaped granite effect preparation surfaces and tiled surrounds, inset double sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, inset four plate electric hob, built-in double oven and grill, integrated fridge/freezer and dishwasher, tiled flooring, double glazed

window to the rear and sliding patio opening into the garden room.

Garden Room

17' 8" x 10' (5.38m x 3.05m)
Timber framed and single glazed with three sliding patio doors offering pleasant views over the garden.

First Floor Landing

Semi-galleried landing with access to roof space and airing cupboard housing the gas-fired boiler which services the gas central heating to the first floor.

Bedroom One

12' 5" x 9' 1" (3.78m x 2.77m)
With radiator, fitted wardrobes, recessed ceiling spotlighting, double glazed sliding patio door opening onto the balcony and door to the en-suite bathroom.

Balcony

With wrought iron balustrade.

Ensuite Bathroom

With low flush WC, vanity unit with wash handbasin and cupboard beneath, bath with shower over, heated towel rail and double glazed window to the rear.

Bedroom Two

14' 4" x 11' (4.37m x 3.35m)
A very spacious room with radiator, two sets of fitted wardrobes, double glazed window to the front and mirrored door giving secret access to the bathroom, also accessible from the landing.

Bedroom Three

10' 7" x 9' 4" (3.23m x 2.84m)
With fitted wardrobes and cupboards, radiator and double glazed window to the rear.

Bedroom Four

10' 6" x 8' 1" (3.20m x 2.46m)
With fitted wardrobes and cupboards providing good storage, fitted dressing table, radiator and double glazed window to the rear.

Bathroom

Fully tiled with a suite comprising low flush WC, vanity unit with wash handbasin and cupboards beneath, bidet, bath with shower over, heated towel radiator and double glazed window to the side.

Outside

Front Garden And Driveway

The property has a good sized frontage incorporating an elevated lawn with herbaceous borders containing plants and shrubs, mixed hedging and a block paved driveway accommodating a carport and tandem garage.

Rear Garden

The property occupies a fabulous location tucked away on Paddock Close. To the rear is a well-established garden bound by closed-slat timber fencing, hedging and walling featuring a well-manicured shaped lawn with various herbaceous borders and flowerbeds containing plants, shrubs and trees with a patio area to the foot of the garden also providing bin storage and space for a timber shed.

Garage

The garage has been partitioned into two areas to form a workshop to the rear and hobby room to the front.









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Property Ref: MEL205258 - 0003

Tenure:Freehold EPC Rating: D Council Tax Band: E

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