



Heritage Road
Castle Donington Derby

Heritage Road Castle Donington Derby DE74 2YP

for sale
£260,000



Property Description

A well-presented modern three bedroom semi-detached home with off road parking to the side and a well landscaped enclosed garden. The property has eight years remaining of the 10 year NHBC guarantee, gas fired central heating system and UPVC double glazing. In brief the accommodation comprises:- entrance hall with vinyl flooring, lounge with vinyl flooring, door leading to a useful understairs store, dining kitchen having a range of matching base and wall units and integrated electric fan assisted oven with four burner gas hob and extractor hood, stainless steel splashbacks and matching upstands, utility room with matching base units, wall mounted Baxi boiler, Cloaks/WC. Upstairs are three bedrooms, one with an ensuite shower room, family bathroom. Outside to the front of the property is a low maintenance fore garden inset with shrubs, to the side of the property is off road parking for two vehicles, a well landscaped rear garden and a decked terrace to the end corner and a particularly private paved patio.

Entrance

Front Composite entrance door with inset opaque double glazed panel leading to:-

Entrance Hall

Having stairs off to the front door, central heating radiator, vinyl flooring, panelled door off to:-

Lounge

14' 9" x 11' 11" (4.50m x 3.63m)
Having UPVC double glazed window to the front elevation with fitted window blinds, central heating radiator, vinyl flooring covering continuing from the entrance hall, door leading to a useful understairs store, panelled door off to:-

Dining Kitchen

12' 8" x 11' 1" (3.86m x 3.38m)
Having a range of matching base and wall units with laminated work surfaces over, single drainer one and a quarter stainless steel sink

unit with chrome mixer tap over, integrated electric fan assisted oven, four burner gas hob and extractor hood, stainless steel splashback to the cooking area, matching upstands to the work surfaces, space and plumbing for an automatic dishwasher and fridge freezer, central heating radiator, vinyl floor covering, opening to:-

Utility Room

6' 4" x 3' 5" (1.93m x 1.04m)

Having matching base unit with roll edged work surfaces over, plumbing and space for under unit automatic washing machine, wall mounted Baxi boiler provides domestic hot water and central heating, vinyl floor covering continuing from the kitchen, matching upstands to the work surface and UPVC double glazed window to the side elevation, panelled door to:-

Cloaks/Wc

Having a two piece white suite, pedestal wash hand basin, chrome mixer tap over, tiled splashback, low level WC, flooring continues from the utility room, central heating radiator and extractor fan to the ceiling.

First Floor Landing

Having open spindle balustrade, loft access, panelled door to airing cupboard with lots of storage space.

Bedroom One

14' 8" x 10' 7" max (4.47m x 3.23m max)
including ensuite and built in over stairs store
Having UPVC double glazed window to the front elevation, central heating radiator, door giving access to useful over stairs store, panelled door off to:-

Ensuite Shower Room

Having a double width glazed shower cubicle with mains chrome shower over fully tiled to the cubicle, wash hand basin with chrome mixer tap, low level WC, fully ceramic tiled

walls and floor, central heating radiator, UPVC double glazed opaque window to the front elevation, shaver point, extractor fan.

Bedroom Two

10' 9" x 7' 10" (3.28m x 2.39m)

Having UPVC double glazed window to the rear elevation giving aspect over the garden and also far reaching views of open countryside over the tops of houses, central heating radiator.

Bedroom Three

7' 1" x 6' 7" (2.16m x 2.01m)

Having UPVC double glazed window to the rear elevation with fitted window blind, central heating radiator.

Bathroom

Having a three piece modern white suite comprising: panelled bath with glazed shower cubicle with chrome mains shower over, fully tiled to the bathing area, wash hand basin with chrome mixer tap, ceramic tiled splashback, low level WC, ceramic tiled flooring, wall mounted chrome heated towel rail, extractor to the ceiling.

Outside

To the front of the property is a low maintenance fore garden inset with shrubs, paved steps to the front door with covered canopy and lighting, tarmac driveway to the side providing off road parking for two vehicles to the side of the property, gate and fence to the side providing privacy and access to the rear garden. The rear garden has been well landscaped and has a shaped lawn flanked with borders, paved paths, decked terrace to the end corner, outside tap, further paved patio beyond the French doors from the kitchen and is enclosed with fencing being particularly private.









TOTAL: 75.6 m² (814 sq.ft.)

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Property Ref: MEL205492 - 0003

Tenure:Freehold EPC Rating: B Council Tax Band: B

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