



Heritage Road
Castle Donington Derby

ashley
adams



Property Description

A well-presented and spacious, three bedroom detached family home constructed by Miller Homes in 2022 with the remainder of 10 year NHBC guarantee. The property is constructed of brick to the external elevations and benefits triple glazing and gas central heating throughout. The property has a wealth of upgrades including LVT flooring, carpets, curtains, blinds, additional tiling to bathroom and ensuite. This home would be perfect for a wide range of buyers and the area is still being developed with local shops and Starbucks recently opened alongside Foxbridge Primary school that has specifically been built for residents. An internal viewing is highly recommended to appreciate the property and location on offer. In brief, the accommodation comprises:- Entrance hallway with a built in storage cupboard, cloaks/ WC, lounge with French doors to the rear garden and a large open plan kitchen/diner with integrated appliances. To the first floor:- Three piece family bathroom and three generously sized bedrooms with the master benefitting an ensuite shower room. To the front, the property is a low maintenance fore garden with ample off street parking to the side, access into the garden through a timber gate and access to the detached brick built garage with up and over manual door. To the rear is a well landscape enclosed private garden with patio areas and lawns flanked with borders.

Location

Located in the popular residential village of Castle Donington with new amenities still being constructed such as shops and parks. Castle Donington high street is within walking distance where there are further shops, restaurants, bars and healthcare facilities. There are fantastic transport links such as nearby bus stops and easy access to major road links including the M1 and A50 with East Midlands Airport and local train stations being just a short drive away.

Entrance Hall

Accessed via a composite front entrance door with LVT flooring, radiator, built in storage cupboard with space for a tumble dryer.

Downstairs W.C

UPVC triple glazed opaque window to the front, LVT flooring, radiator, WC and pedestal sink.

Lounge

9' 9" x 13' 6" (2.97m x 4.11m)
UPVC triple glazed French doors giving aspect and access to the rear garden, carpeted flooring and radiator.

Living Kitchen/Diner

10' 2" x 23' 9" (3.10m x 7.24m)
Fitted with a range of matching base and wall units with integrated appliances comprising:- fridge/freezer, dishwasher, electric fan assisted oven, gas hob and overhead extractor fan.-UPVC triple glazed windows to front and side elevations, UPVC triple glazed French doors giving aspect and access to the rear garden, LVT flooring, radiator and spotlights to ceiling.

First Floor Landing

Carpeted flooring, built in storage cupboard and loft access.

Master Bedroom

10' 9" x 11' 9" (3.28m x 3.58m)
UPVC triple glazed window overlooking the rear, carpeted flooring and radiator.

En-Suite Shower Room

UPVC triple glazed patterned window overlooking the rear, tiled flooring, double enclosed shower unit, WC, wall mounted sink, radiator and spotlights to ceiling.

Bedroom Two

10' 7" x 10' 9" (3.23m x 3.28m)
UPVC triple glazed window overlooking the front, carpeted flooring and radiator.

Bedroom Three

9' 7" x 11' 3" (2.92m x 3.43m)
UPVC triple glazed window overlooking the front, carpeted flooring, radiator and built in storage cupboard.

Family Bathroom

UPVC triple glazed opaque window to the side elevation, tiled flooring, bath with mixer tap and shower over, glazed shower screen, low flush w.c., wall mounted sink, radiator and spotlights to ceiling.

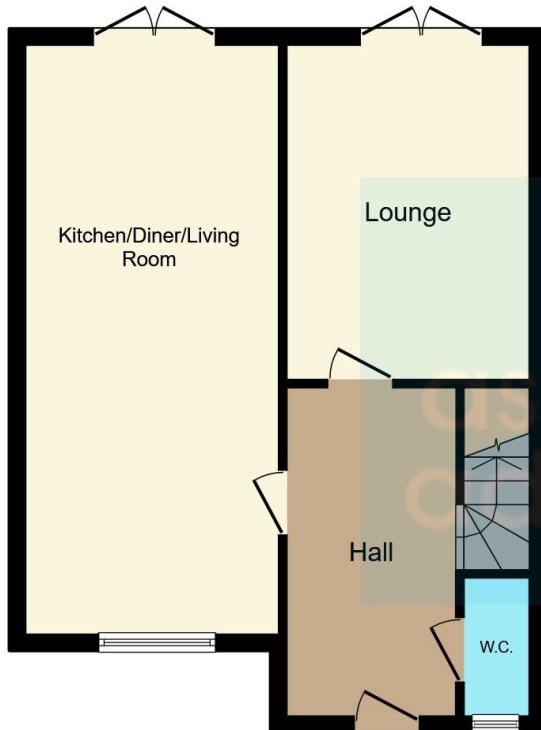
Outside

To the front of the property, there is a low maintenance shrubbed fore garden, tarmac driveway to the side provides off road parking for several vehicles leading to detached brick garage with up and over door, light and power. To the rear, there is a beautifully presented, well landscaped enclosed garden with patio areas, lawn and borders inset with shrubs.

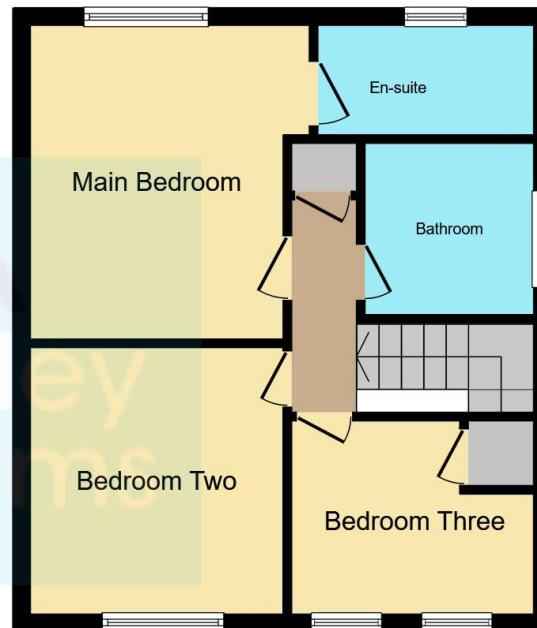








Ground Floor



First Floor

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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Property Ref: MEL205546 - 0003

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

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