



Argonaut Avenue  
Castle Donington Derby

# Argonaut Avenue Castle Donington Derby DE74 2UX

for sale offers over  
**£315,000**



## Property Description

Immaculately presented four bedroom detached home. The property comprises entrance hallway, study, lounge, open plan kitchen/diner with high-spec appliances. Upstairs are four well-proportioned bedrooms, one with an ensuite, family bathroom. Outside has a professionally landscaped rear garden, finished to a high standard and perfect for summer gatherings or quiet afternoons. Set on a corner plot in a quiet cul-de-sac, the home offers privacy and calm just minutes from local amenities. Additional highlights include driveway parking and a garage with power and lighting, providing extra storage or workspace.

Front Aspect - Set on a corner plot, with a tandem driveway and access to the single garage, pathway leading to front door.

## Area

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.

## Entrance Hallway

Entrance via a composite front door, central heating radiator, useful under stairs storage cupboard, further storage cupboard, stairs rising to first floor, ceramic tiled flooring.

## Study

9' x 6' (2.74m x 1.83m)

Having a UPVC double glazed window to the front elevation, central heating radiator and laminated flooring.

## Lounge

11' 5" x 16' 10" (3.48m x 5.13m)

Having a UPVC double glazed window to the front elevation, two further UPVC double glazed windows to the side elevation, central heating radiator, carpeted flooring.

## Cloaks/Wc

Having a UPVC double glazed opaque window to the side elevation, low level WC, wash hand basin, central heating radiator, ceramic tiled flooring.

## Open Plan Kitchen/Diner

25' 5" x 14' 5" (7.75m x 4.39m)

Having two sets of UPVC double glazed French doors leading to the rear garden, UPVC double glazed window to the side elevation, two UPVC roof lights, central heating radiator, vertical wall mounted central heating radiator, Bosch electric oven, Siemens induction stove, overhead extractor fan, Quooker boiling tap integrated dishwasher, large pantry with shelving and plumbing for washing machine, range of high and low level cupboards, ceramic tiled flooring.

## First Floor Landing

Stairs to the first floor, central heating radiator, access to loft, storage cupboard.

## Bedroom One

14' 5" x 10' (4.39m x 3.05m)

Having a UPVC double glazed window to the front and side elevation, central heating radiator, built in wardrobe, carpeted flooring.

## Ensuite

Having a UPVC double glazed opaque window to the side elevation, low level W/C, wash hand basin, central heating radiator, extractor fan, enclosed shower unit with mains fed shower, ceramic tiled flooring.

## Bedroom Two

11' 10" x 8' ( 3.61m x 2.44m )  
Having a UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring.

### Bedroom Three

9' 10" x 9' ( 3.00m x 2.74m )  
Having UPVC double glazed windows to the rear and side elevation, gas central heating radiator, carpeted flooring.

### Bedroom Four

9' x 6' 5" ( 2.74m x 1.96m )  
Having a UPVC double glazed window to the rear elevation, gas central heating radiator, carpeted flooring.

### Family Bathroom

Having an opaque UPVC double glazed window to the side elevation, low level W/C, wash hand basin, panelled bath, enclosed shower unit with mains fed shower, extractor fan, heated towel rail, ceramic tiled flooring.

### Outside

Having a beautifully landscaped rear garden with paved patio from the French doors, lawned area, timber raised bed with borders inset with a variety of shrubs, gravelled area with timber stepping stones leading to a decked area all enclosed with fencing.

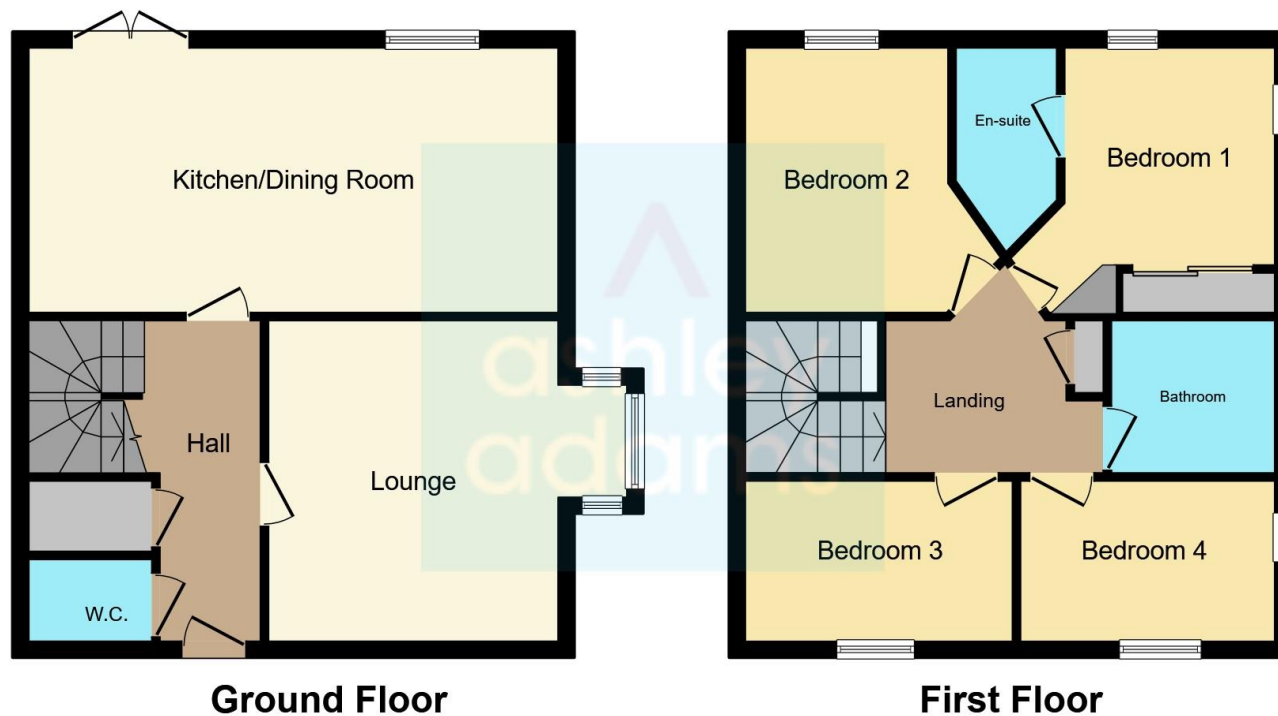
### Single Garage

With power, storage and light.









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](http://www.focalagent.com)

To view this property please contact Ashley Adams on

**T 01332 865 568**  
**E [melbourneinfo@ashleyadams.co.uk](mailto:melbourneinfo@ashleyadams.co.uk)**

39 Market Place Melbourne  
 DERBY DE73 8DS

Property Ref: MEL205576 - 0004

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

**view this property online [ashleyadams.co.uk/Property/MEL205576](http://ashleyadams.co.uk/Property/MEL205576)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05

**See all our properties at [www.ashleyadams.co.uk](http://www.ashleyadams.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MEL205576 - 0004