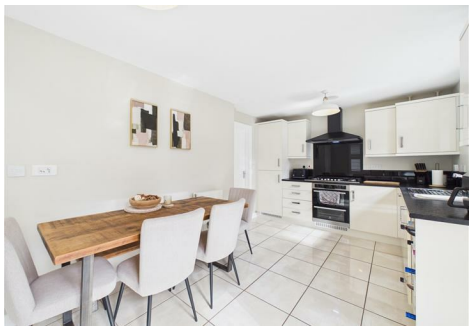
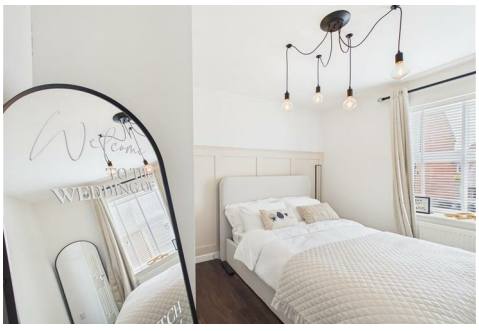








31 Bentley Road, Derby, DE74 2UL

Offers Over £300,000

Nestled on Bentley Road in the charming village of Castle Donington, this modern detached house offers a delightful blend of comfort and convenience located at the end of a cul de sac. Spanning an impressive 1,002 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a perfect setting for relaxation or entertaining guests. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. The property boasts two bathrooms, which add to the convenience of daily living, particularly for busy households. Unusually the house is fitted with integral speakers in the reception rooms, hallway, kitchen and landing plus the master bedroom, perfect for the music fan.

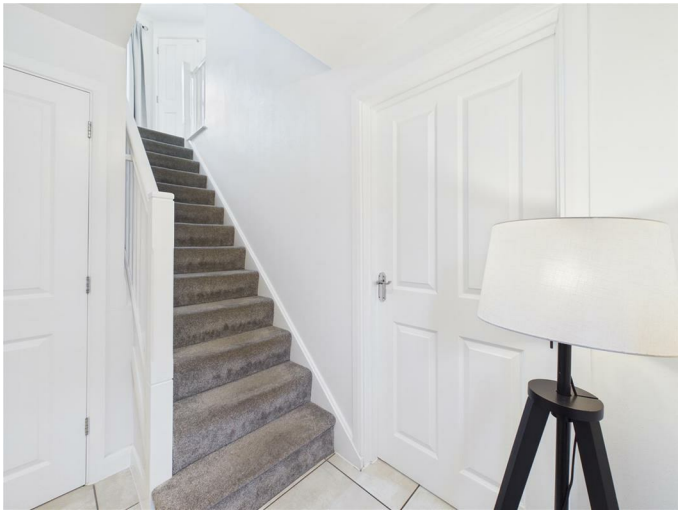
The exterior of the house includes garage and separate parking for one vehicle, a valuable asset in this desirable area. Castle Donington is known for its friendly community atmosphere and offers a range of local amenities, including shops, schools, and parks, all within easy reach.

This property is not just a house; it is a place where memories can be made. With its modern features and prime location, it presents an excellent opportunity for those looking to settle in a vibrant and welcoming community. Whether you are a first-time buyer or seeking a family home, this delightful residence on Bentley Road is certainly worth considering.

The Property



Entrance Hallway 6'3" x 6'9" (1.91m x 2.06m)



Enter via composite door, with ceramic tiled flooring, gas central heated radiator. Access to ground floor accommodation and stairs rising to first floor.

Lounge 10'7" x 17'10" (3.23m x 5.44m)



With engineered oak flooring, dual-aspect double-glazed windows fitted with plantation shutters, picture rail completed with wall-mounted Hive heating control.

Kitchen/Diner 9'7" x 17'10" (2.92m x 5.44m)



Ceramic tiled flooring, double-glazed windows to the rear and side elevations, and patio doors providing access to the rear garden. Fitted with a range of units incorporating black work surfaces, with black metro tiled splashbacks, a stainless steel sink with drainer and mixer tap, low-level double oven, and six-ring gas hob with extractor hood over. Gas central heating radiator.

Downstairs WC 3'1" x 4'11" (0.94m x 1.50m)



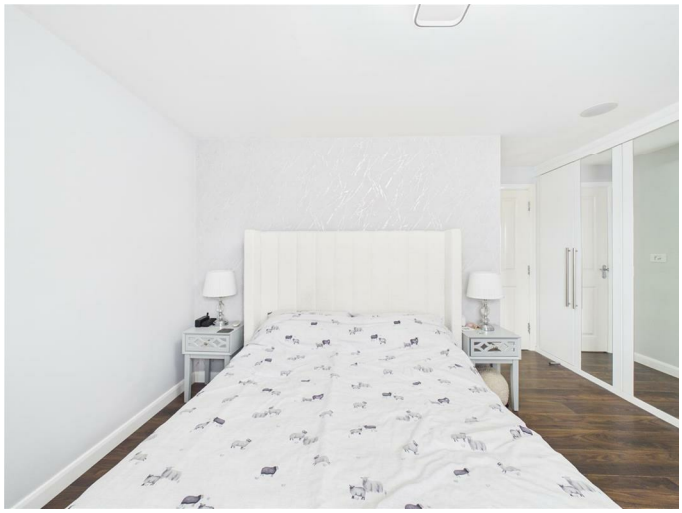
Ceramic tiled flooring, half-height metro tiled walls, wall-hung wash hand basin, low-level WC, and gas central heating radiator.

Utility Room 5'8" x 5'7" (1.73m x 1.70m)



Ceramic tiled flooring, fitted base and wall units, plumbing for washing machine, and space for a separate tumble dryer. Double-glazed window to the rear elevation and access to under-stairs storage.

Bedroom One 12'4" x 10'3" (3.76m x 3.12m)

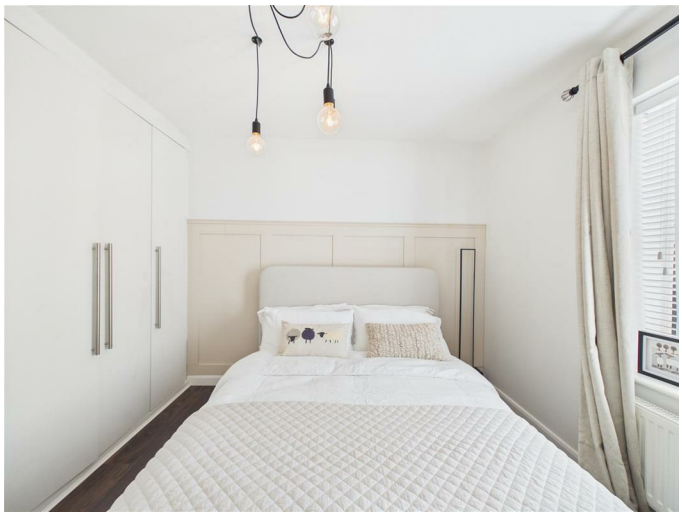


Laminate flooring, gas central heating radiator, ceiling-mounted speaker, and fitted wardrobes incorporating shelving and hanging rails. Door providing access to the en-suite shower room.

Ensuite 6'0" x 3'11" (1.83m x 1.19m)

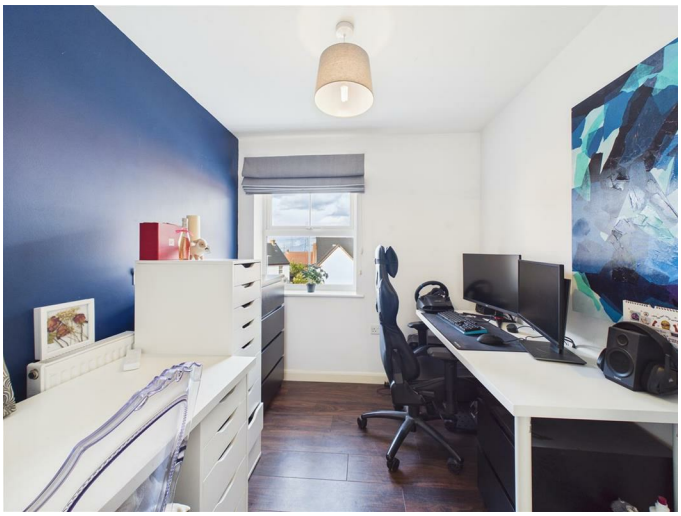
Fully tiled shower enclosure with mains-fed shower, part tiled walls, pedestal wash hand basin, low-level WC, and heated towel rail. Obscure double-glazed window to the front elevation.

Bedroom Two 10'11 x 9'9" (3.33m x 2.97m)



Laminate flooring, gas central heating radiator, and fitted wardrobes incorporating shelving and hanging rails. Door providing access to a storage cupboard.

Bedroom Three 8'11 x 7'6" (2.72m x 2.29m)



Laminate flooring, gas central heating radiator, and double-glazed window to the side elevation, currently used as a home office/dressing room

Family Bathroom 6'8" x 5'7" (2.03m x 1.70m)



Three-piece suite comprising panelled bath with mixer tap and shower over, and pedestal wash hand basin and low-level WC. Fully tiled bath and shower area with partly tiled walls to the remainder of the room. Tiled flooring, heated towel rail, and double-glazed window to the side elevation.

Garden



Rear garden laid with AstroTurf, patio area, and decking. Access from the kitchen via double doors. Side access to the garage via a side door.

Parking and Garage

Driveway providing tandem parking for multiple vehicles. Garage with up-and-over door, power supply, and side door providing access to the garden. EV charger also located by front door.

Disclaimer and Anti Money Laundering (AML) notice

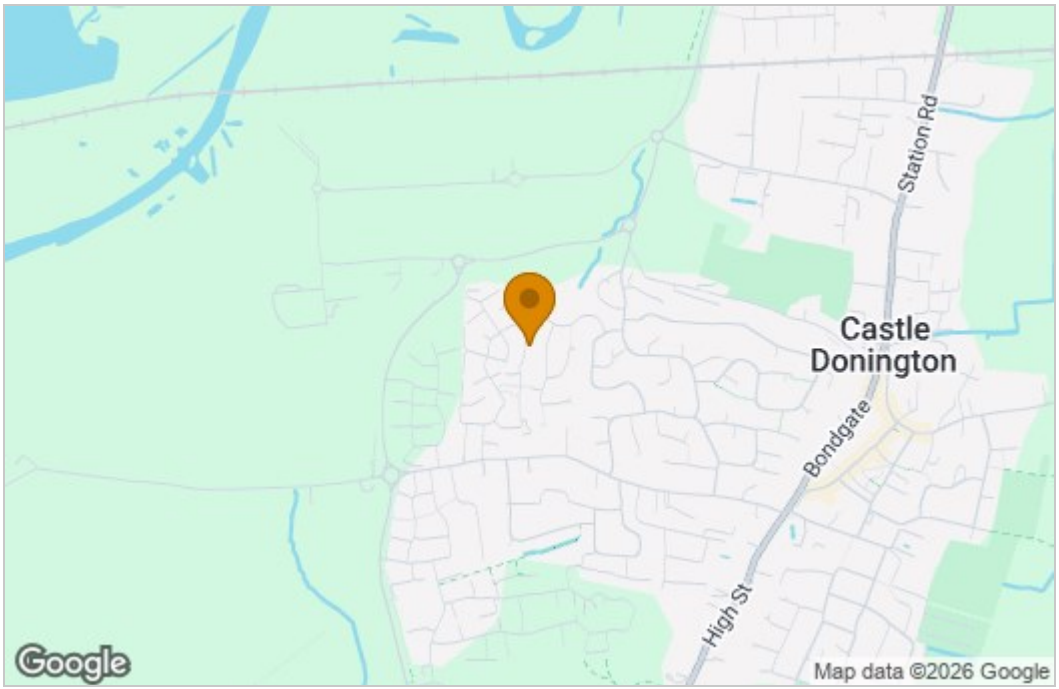
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In accordance with current Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification and proof of address at a later stage of the transaction. Electronic identity verification and source of funds checks may also be carried out once an offer has been accepted.

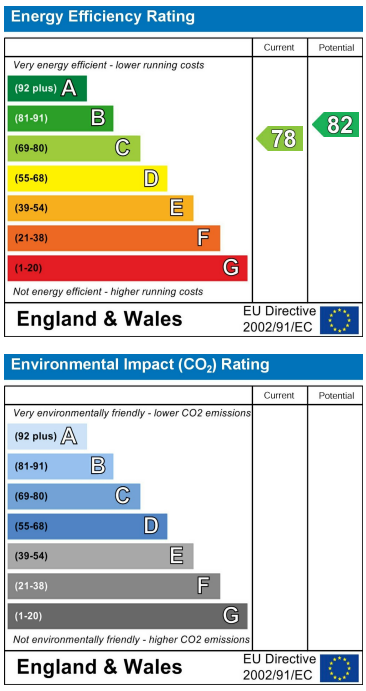
Floor Plan



Area Map



Energy Efficiency Graph



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