



Canberra Close
Castle Donington Derby



Property Description

A wonderfully presented four bedroom detached home being sold with No Onward Chain! The property comprises entrance hallway, lounge, open plan kitchen/diner with high-spec appliances, utility & W/C cloaks. Upstairs are four well-proportioned bedrooms, one with an ensuite, as well as a family bathroom. Outside has a South facing rear garden, finished to a high standard and perfect for summer gatherings or quiet afternoons. Set 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, providing extra storage or workspace.

Entrance Hall

Having Amtico wood floor, radiator, stairs to the first floor and door to understairs storage cupboard, telephone point and doors to:

Downstairs W/C

Low flush w/c., wash hand basin, tiled splashback, Amtico wood floor, raised UPVC double glazed window to the front.

Utility Room

Fitted wall and base cupboards with wood effect worktops over, Amtico wood floor, radiator, plumbing for washing machine and gas central heating boiler.

Lounge

11' 2" x 17' 6" (3.40m x 5.33m)
having a UPVC double glazed bay window to the front, radiator, and bespoke TV unit with TV point

Open Plan Dining/Kitchen

20' 3" x 14' 5" (6.17m x 4.39m)
Fitted wall, base and drawer units with wood effect worktop, inset 1½ sink and drainer with a chrome mixer tap over, tiled walls and splashbacks, built-in fridge freezer, built-in dishwasher, spotlights, Amtico wood floor,

integrated Hotpoint eye level double oven and extractor hood over, UPVC double glazed window to the rear, TV point, radiator and UPVC double glazed window and French doors to the rear garden.

First Floor Landing

Access to the loft with a telescopic ladder which is boarded and has a light, door to airing/storage cupboard and doors to:

Master Bedroom

10' 6" x 8' 8" (3.20m x 2.64m)
UPVC double glazed window to the rear, TV point and internal door to:

Master En-Suite

Walk-in shower cubicle with shower, low flush w.c., pedestal wash hand basin, tiled walls and splashbacks, spotlights, laminate floor, radiator and extractor fan.

Bedroom Two

11' 6" x 7' 9" (3.51m x 2.36m)
UPVC double glazed window to the front, radiator.

Bedroom Three

10' 5" x 6' 5" (3.17m x 1.96m)
UPVC double glazed window to the front, radiator.

Bedroom Four

7' 8" x 8' 4" (2.34m x 2.54m)
UPVC double glazed window to the front, radiator.

Family Bathroom

A four piece suite comprising of a walk-in shower cubicle, pedestal wash hand basin, low flush w.c., panelled bath with hand held shower, heated towel rail, vinyl tiled floor, extractor fan, spotlights and UPVC double glazed window to the side.

Outside

To the front of the property there is a garden area with bark and mature shrubs and a path to the front entrance door. There is a block paved driveway to the side offering off road parking for 2/3 cars and a gate leading to the privately enclosed rear garden where there is a patio to the immediate rear leading onto the lawn with raised borders having mature shrubs. there are steps to an additional lawned area where there is a patio to the left and at the back of the garage there is a gravelled area, ideal for storage.

Garage

Having up & over door to the front, light and power.

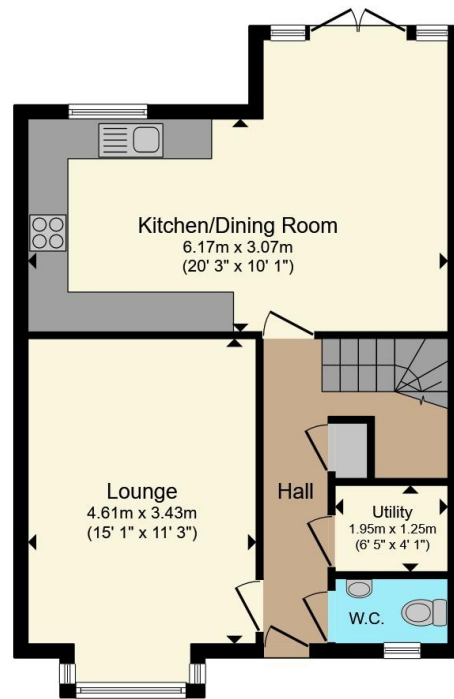
Lounge

having a UPVC double glazed bay window to the front, radiator, and bespoke TV unit with TV point

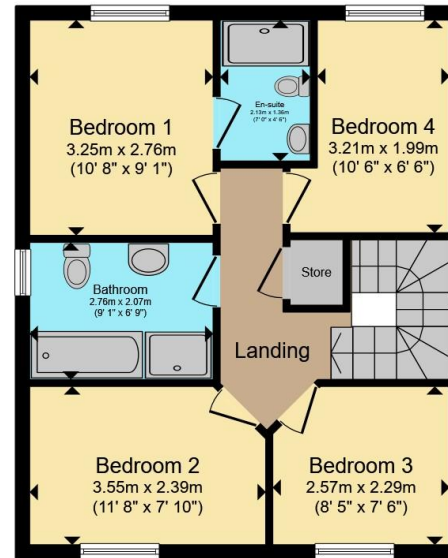








Ground Floor



First Floor

Total floor area 104.2 m² (1,121 sq.ft.) approx

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Property Ref: MEL205941 - 0008

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

view this property online ashleyadams.co.uk/Property/MEL205941



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