



Queensway
Castle Donington Derby

ashley
adams



Property Description

A substantial (1388 Sq Ft) four bedroom detached family home with versatile open plan living accommodation, ample off-road parking, double garage with electric roller shutter door and generous well landscaped garden. The property has a gas fired central heating system, UPVC double glazing and spacious accommodation briefly comprising: - Entrance hall, open plan living room, dining room and kitchen areas with a range of appliances (as specified), utility room, cloaks/wc and internal access to the double garage. The first-floor accommodation is split levels with four spacious bedrooms, two ensuites and family bathroom. Outside:- The property is set well back from the road, has a beautifully presented gravelled garden area inset with shrubs and trees, sleeper edging, block paved path and steps up to the front door area with impressive front storm porch with lighting, access to the garage on a tarmac driveway which is block edged providing off road parking for three to four vehicles to the front. To the rear is a beautifully landscaped and generous garden with a wealth of features which must be viewed to be fully appreciated. Beyond the rear of the house is a beautiful porcelain paved patio with a covered pergola and two steps up to a paved path which leads down the garden to a good-sized insulated garden room/bar/office. A further attractive timber clad shed, sleeper edged veg plots, outside tap, power point and lighting.

Entrance

Front UPVC wood grained double glazed entrance door with matching attached side panel leading to: -

Entrance Hall

Having ceramic tiled flooring, central heating radiator with fitted radiator cover, double door fronted cloaks/storage with hanging rail and shelving rail for shoes, oak framed and glazed door giving access to: -

Open Plan Living Room Area

Having oak flooring, UPVC double glazed wood grained picture window to the front elevation with fitted window blind, central heating radiator, stairs off to the first floor, inset spotlights to the ceiling, wide opening to: -

Open Plan Dining Kitchen

Flowing through from the open plan living room area: The dining room area has the oak flooring continuing through, double opening UPVC double glazed wood grain French doors with matching attached side panels to the rear giving

super aspect and access to the rear garden. Two further UPVC double glazed wood grain windows - one from the dining room area and one from the kitchen area on to the rear garden, further central heating radiator, inset spotlights to the ceiling.

The kitchen area has a range of high spec fitted units mainly to base level with full height tower units which incorporate appliances and storage, granite work surfaces over and matching upstands, inset one and a quarter bowl stainless steel sink unit with chrome mixer tap over, American style fridge freezer fitted which is included with the sale price, eye level wine storage unit, two Zanussi eye level fitted electric fan assisted ovens and grills, integrated Zanussi dishwasher, five burner hob fitted to peninsular unit with extractor hood over with inset light, oak door giving access to: -

Utility Room

Fitted with matching base and wall units with laminated work surfaces and matching upstands, plumbing and space for an automatic washing machine and space for a tumble dryer, circular stainless-steel sink with chrome mixer tap over, porcelain oversized tiled floor, concealed to the unit is a Ferroli central heating boiler providing domestic hot water and central heating, central heating radiator, UPVC double glazed wood grain door to the rear giving access to the rear garden, matching UPVC double glazed wood grain window to the rear and matching double glazed wood grain door to the front of the utility room, inset spotlights to the ceiling, loft access providing useful storage, door to: -

Cloaks/Wc

Having a modern two-piece white suite, low level WC, wash hand basin fitted to vanity unit with storage beneath and mixer tap over, porcelain tiled flooring continues through from the utility room, UPVC double opaque glazed wood grain window to the front, inset spotlights to the ceiling.

From The Kitchen: -

Oak door to understairs walk in pantry with light, UPVC double glazed wood grain door giving access to the double garage.

First Floor

Via the particularly attractive glazed balustrade staircase, the lower first floor landing area there are one double and one single door fronted cupboards providing useful

storage, inset spotlights to the ceiling, central heating radiator and steps up to the higher-level landing, door to: -

Family Bathroom

Having a four piece white suite comprising P shaped panelled bath with a chrome bath shower mixer attachment, corner glazed shower cubicle with a chrome mains shower over, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level WC, vinyl flooring, UPVC double glazed wood grain opaque window to the rear, inset spotlights and extractor to the ceiling, part ceramic tiled walls - fully tiled to the cubicle, chrome mounted heated towel rail.

Bedroom Two

A generous sized double bedroom having a UPVC double glazed wood grain window to the front elevation, central heating radiator, double door fronted built in deep wardrobe with hanging rail and shelf, door to: -

Ensuite Shower Room

Having a three-piece white suite, comprising bifold door fronted shower cubicle, PVC screen for ease of maintenance to the cubicle with a mains shower and extractor light over, loft access, wash hand basin with chrome mixer tap, low level WC, LVT flooring, wall mounted chrome heated towel rail, UPVC double glazed wood grain opaque window to the side elevation.

Upper Level Landing

Having inset spotlights to the ceiling, loft access.

Bedroom Three

A generous double bedroom having UPVC double glazed wood grain window to the rear elevation giving aspect over the garden, central heating radiator, coving to the ceiling.

Bedroom Four

Another generous double bedroom having UPVC double glazed wood grain dormer window to the front elevation, central heating radiator, carpeted flooring, door to a useful storage area built into the eaves storage having a light, shelving and laminate flooring.

Master Bedroom Suite

A good-sized bedroom having two UPVC double glazed wood grained windows to the rear elevation giving aspect over the garden, central heating radiator, double door fronted built in wardrobe with hanging rail and shelf, under stairs storage (beneath steps up to an ensuite), inset spotlights to the ceiling, carpeted flooring, stairs up to: -

Luxurious Ensuite Bathroom

Extensive ensuite with a four piece white suite comprising

panelled bath with side mounted chrome mixer tap, good sized wash hand basin fitted to vanity unit with storage drawers beneath and chrome mixer tap over and fitted LED mirror light over, double width glazed shower cubicle with walk in glazed cubicle with a mains rain head chrome shower with separate attachment fully tiled to the cubicle, ceramic tiled splashbacks, low level WC with concealed plumbing, UPVC double glazed wood grain opaque window to the side elevation, wall mounted chrome heated towel rail, laminate flooring, inset spotlights to the ceiling, underfloor heating. Door off to a really spacious loft area which offers potential for conversion to a further room if required, boarded out with light.

Outside

To The Rear

Having a beautifully landscaped and generous garden with a wealth of features which must be viewed to be fully appreciated. Beyond the rear of the house is a beautiful porcelain paved patio which is particularly private and not overlooked, with a covered pergola and two steps up to a paved path which leads down the garden to a good-sized insulated garden room/bar/office suitable for a variety of purposes having double sliding patio doors, side double glazed window, paved flooring.

On the other side of the garden is an attractive timber clad shed with UPVC double glazed access door and window looking back down the garden, potting bench and shelving, light and power.

In the garden itself are sleeper edged retainers to the lawn, sleeper edged raised vegetable beds, slate chipped border around the shed. Outside light, power point and two outside taps. There is a gated path to the side with the porcelain paved path right back on to the front drive.

To The Front

The property is set well back from the road, has a beautifully presented gravelled garden area inset with shrubs and trees, sleeper edging, block paved path and steps up to the front door area and continuing round the front of the property, impressive front storm porch with lighting, access to the garage on a tarmac driveway which is block edged providing off road parking for four vehicles to the front, bin storage is set back off the front area with outside tap.

Double Garage

Having insulation, electric roller shutter door with light and power, workshop area, fuse boxes.

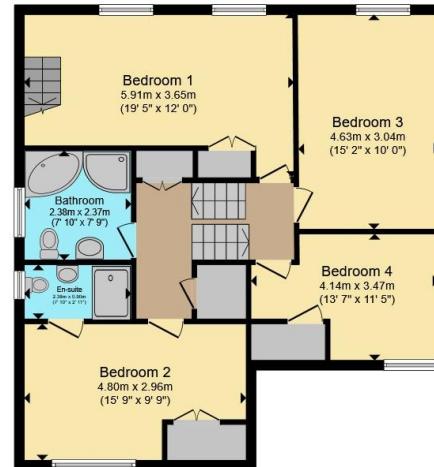




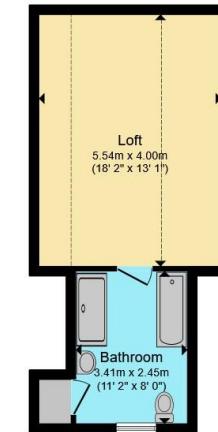




Ground Floor



First Floor



Second Floor

Total floor area 204.2 m² (2,199 sq.ft.) approx

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.propertybox.io



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