ABODE
SALES & LETTINGS

Canberra Close,, Castle Donington, Derbyshire, DE74 2AF

£300,000



https://www.abodemidlands.co.uk/







**** BEAUTIFULLY PRESENTED DETACHED PROPERTY IN A QUIET CUL DE SAC LOCATION **** Modern detached property offering an entrance hall, guest cloakroom, lounge, fitted dining kitchen with doors into the garden, utility and a guest cloakroom. The first floor offers a landing, three good size bedrooms, en suite shower room and a bathroom. Garden, long drive and a single garage. INTERNAL VIEWING HIGHLY RECOMMENDED.

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HALL
Entrance door into the hall with, stairs to the first floor, radiator and doors to -

CLOAKROOM
Low flush wc, wash hand basin and a radiator.

LOUNGE
Upvc double glazed window to the front and a radiator.

KITCHEN DINER
Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric double oven with induction hob and an extractor hood, integrated fridge freezer and dishwasher. Radiator, doors onto the garden and open to the utility.

UTILITY
Plumbing and space for a washing machine, further appliance space and work surfaces.

FIRST FLOOR LANDING
Loft access and upvc double glazed window.

BEDROOM I
Wardrobes, upvc double glazed window to the front and a radiator.

EN SUITE
Double shower, wash hand basin, low flush wc, radiator and a upvc double glazed window.

BEDROOM 2
Upvc double glazed window to the rear and a radiator.



BEDROOM 3
Upvc double glazed window and a radiator.

BATHROOM
Panel enclosed bath, wash hand basin, low flush wc, ladder style radiator and a upvc double glazed window.

OUTSIDE
Enclosed rear garden with a paved patio, lawn and steps down to a pebbles garden with power and space for a hot tub.
Long side drive down to a single garage with up and over door, power and light.




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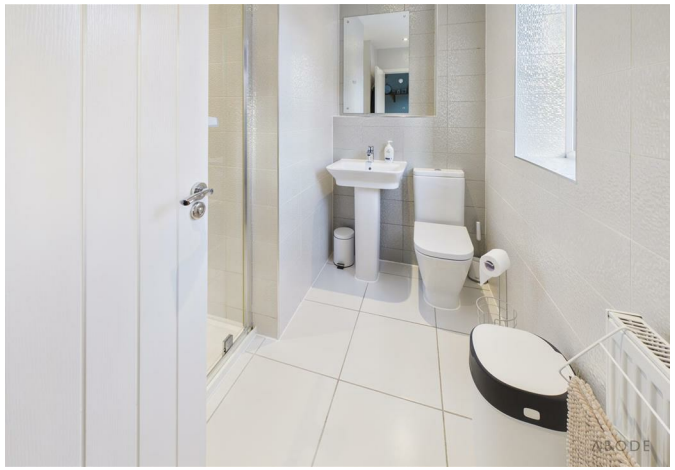













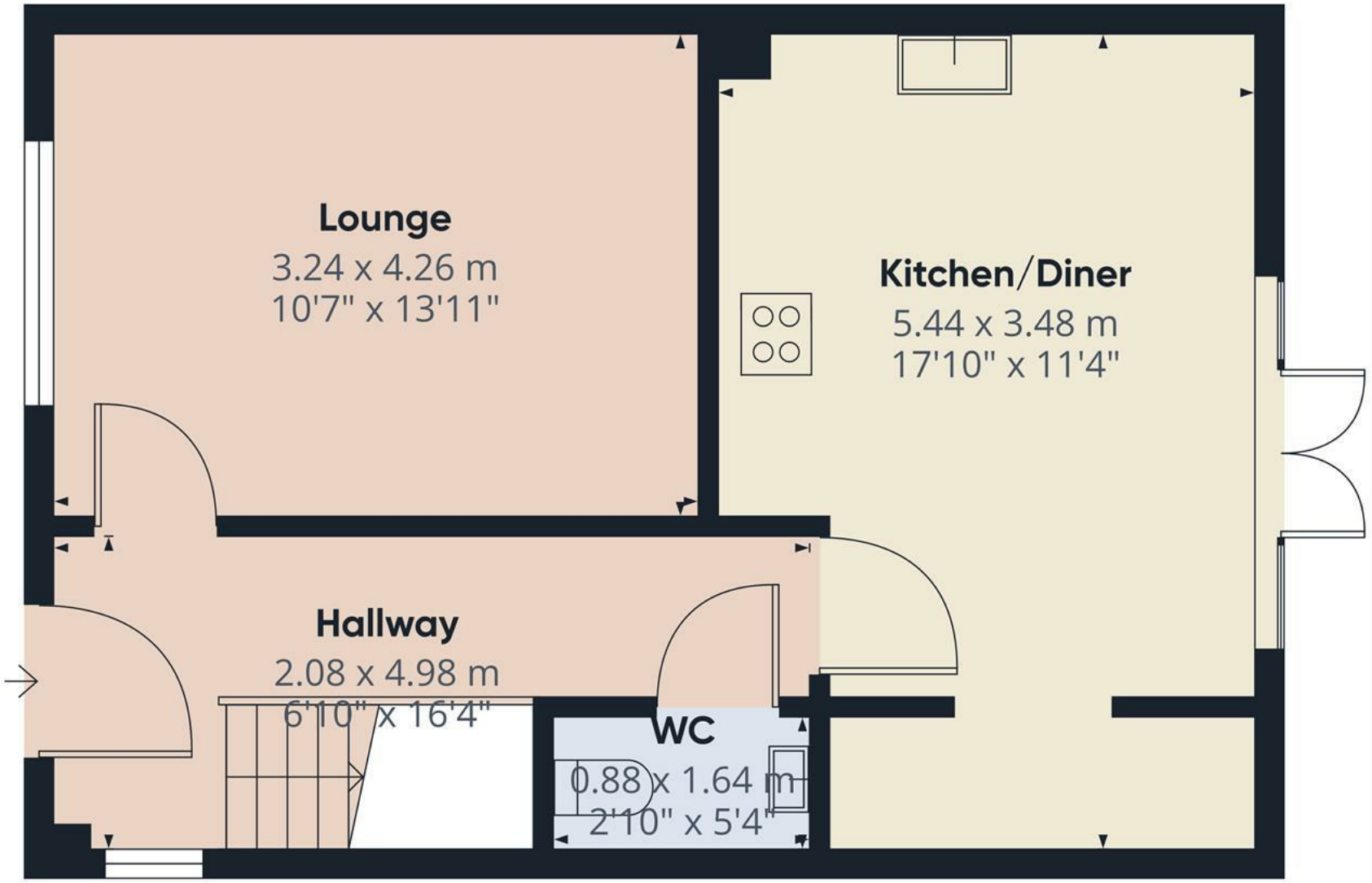

Floor 0

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Approximate total area(1)

42 m²

452 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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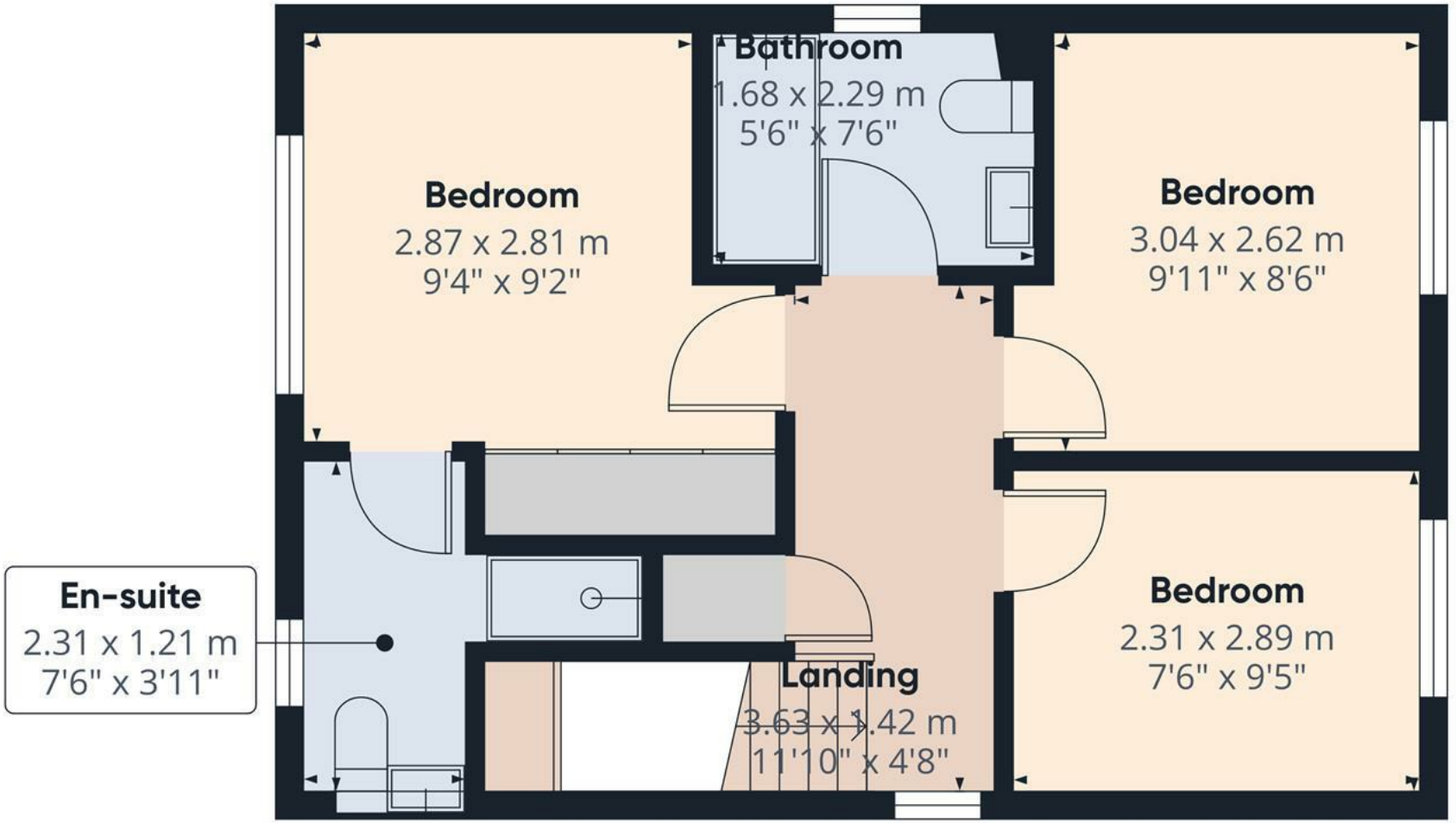

Approximate total area(1)

38.2 m²

412 ft²

(1) Excluding balconies and terraces

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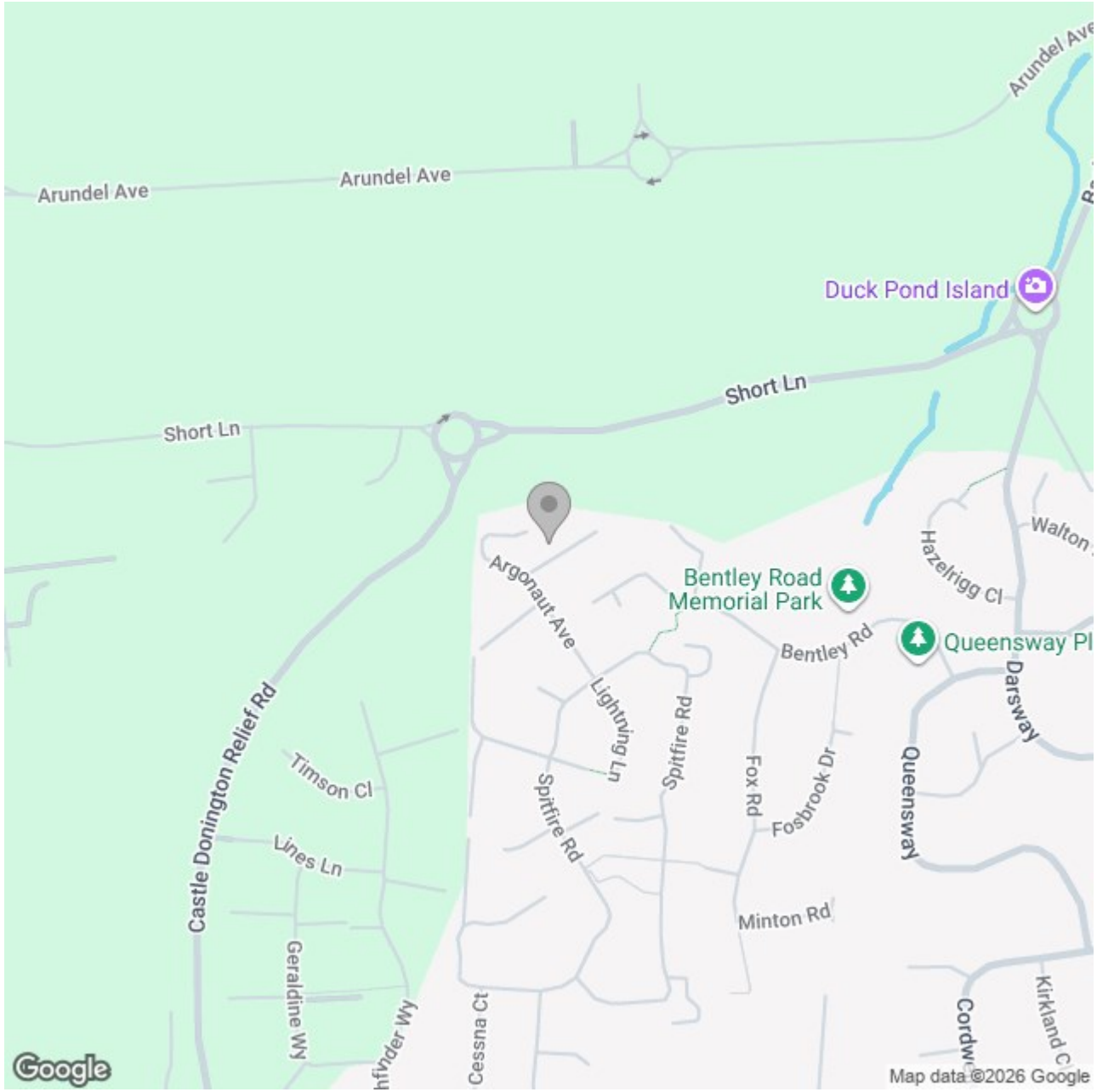
Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.