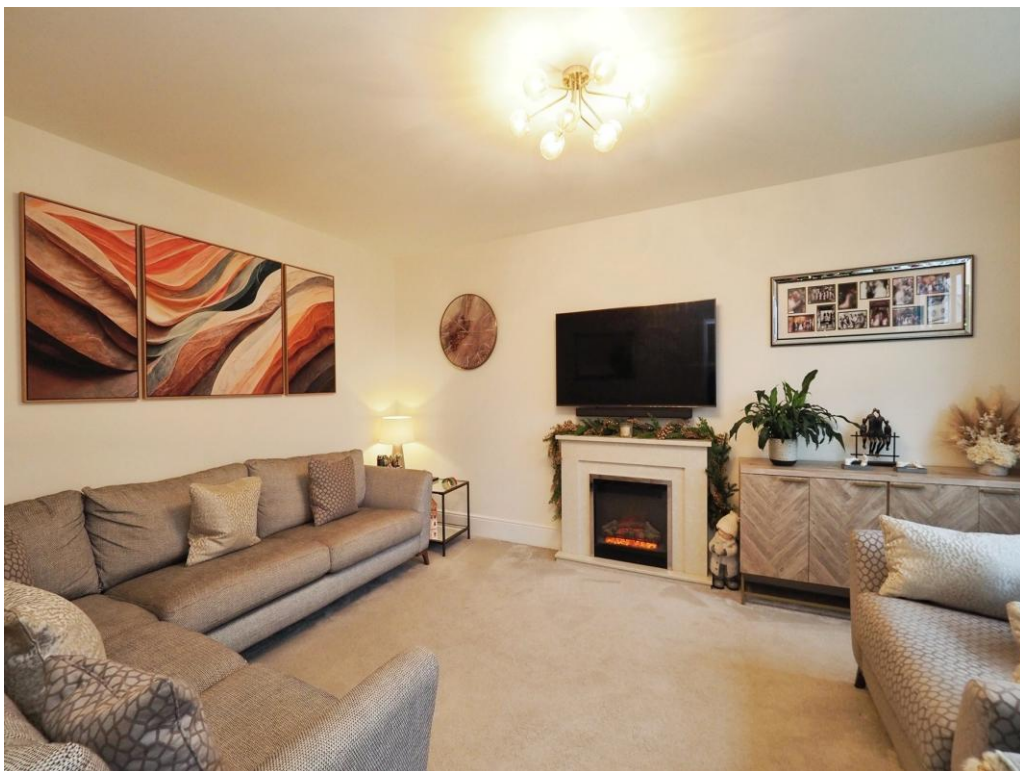




Heritage Road  
Castle Donington Derby

# Heritage Road Castle Donington Derby DE74 2YP

for sale offers over  
**£440,000**



## Property Description

A well-presented and spacious four bedroom detached family home with two reception rooms, downstairs WC, ensuite & family bathroom, off street parking, brick-built garage and landscaped rear garden.

Originally constructed by Redrow in 2022, and with high specification upgrades throughout, the property benefits from double glazing and gas central heating throughout. In brief, the property comprises an entrance hallway, spacious WC, open plan kitchen/diner with integrated appliances and marble work surfaces and utility room with an additional sink, marble work surfaces and space for appliances. To the first floor, the landing leads to the master bedroom with fitted wardrobes and three piece fully tiled en-suite shower room. There are also three other spacious bedrooms and a three-piece family bathroom suite. Outside having a front garden laid to lawn being set back from the pavement via hedging. There is ample off-street parking for three/four vehicles and access into the brick-built garage through an up and over manual door where there is power and lighting available. There is also a wooden gate from the driveway into the garden. To the rear, the garden has been landscaped and benefits sandstone patio tiles creating three different patio and seating areas, pergola, exterior cooking/BBQ area, turf, raised flower beds and a water fountain with a filtered fishpond, exterior lighting within the planters, pond & garage soffits.

## Entrance Hall

Entrance via composite front door with glazed and leaded insert above, having Amtico LVT flooring, stairs off to the first floor, door leading to useful storage cupboard, ceiling light fitting, door leading to: -

## Cloaks/Wc

Having feature UPVC double glazed leaded diamond window overlooking the front, feature Amtico LVT flooring, central heating radiator, low level WC, wall mounted wash hand basin, inset spotlights to the ceiling.

## Lounge

16' 4" x 11' 4" ( 4.98m x 3.45m )

Having UPVC double glazed window overlooking the front, carpeted flooring, central heating radiator, feature fireplace inset with electric fire, ceiling light fitting.

## Kitchen/Diner/Living Room

24' 7" x 12' ( 7.49m x 3.66m )

Having a range of matching base and wall units with marble work surface over, single drainer one and a quarter bowl stainless steel sink, double integrated electric oven, gas hob and overhead extractor fan, integrated fridge/freezer, integrated dishwasher, UPVC double glazed window giving aspect over the rear garden, UPVC double glazed French doors with matching side panels giving aspect and access to the rear garden Amtico LVT flooring continues from the hallway, central heating radiator, built in storage cupboard, inset spotlights to the ceiling.

## Utility Room

5' 5" x 5' 5" ( 1.65m x 1.65m )

Having UPVC double glazed window to the side elevation, Amtico LVT flooring continues from the kitchen, matching base and wall units continue from the kitchen with marble work surface over, space for washing machine, space for tumble dryer, wall mounted boiler with boiler housing, inset spotlights to the ceiling.

## Landing

To the first flooring landing via a carpeted open spindle staircase, having carpeted flooring, loft access, door to useful cupboard housing the water cylinder, central heating radiator, ceiling light fitting.

## Bedroom One

12' 4" x 11' 5" ( 3.76m x 3.48m )

Having double door fronted double wardrobes with hanging and shelving, space for a dressing table and chest of drawers, UPVC double glazed window overlooking the front elevation, carpeted flooring, central heating radiator, ceiling light fitting, door leading to: -

## Ensuite

Having UPVC double glazed patterned window overlooking the side elevation with fitted window blind, tiled flooring, fully tiled walls, low level WC, pedestal sink with vanity unit under with storage, double enclosed shower unit, chrome heated towel rail, ceiling light fitting.

## Bedroom Two

10' 7" x 10' 6" ( 3.23m x 3.20m )

Having UPVC double glazed window overlooking the front elevation, carpeted flooring, central heating radiator, fitted sliding double wardrobe, ceiling light fitting.

## Bedroom Three

11' 1" x 8' ( 3.38m x 2.44m )

UPVC double glazed window overlooking the rear, carpeted flooring, central heating radiator, ceiling light fitting.

## Family Bathroom

Having UPVC double glazed opaque window to the rear elevation, tiled flooring, half tiled walls, heated towel rail, pedestal sink with chrome mixer tap over, low level WC, bath with mixer tap and shower over the bath, inset spotlights to the ceiling.

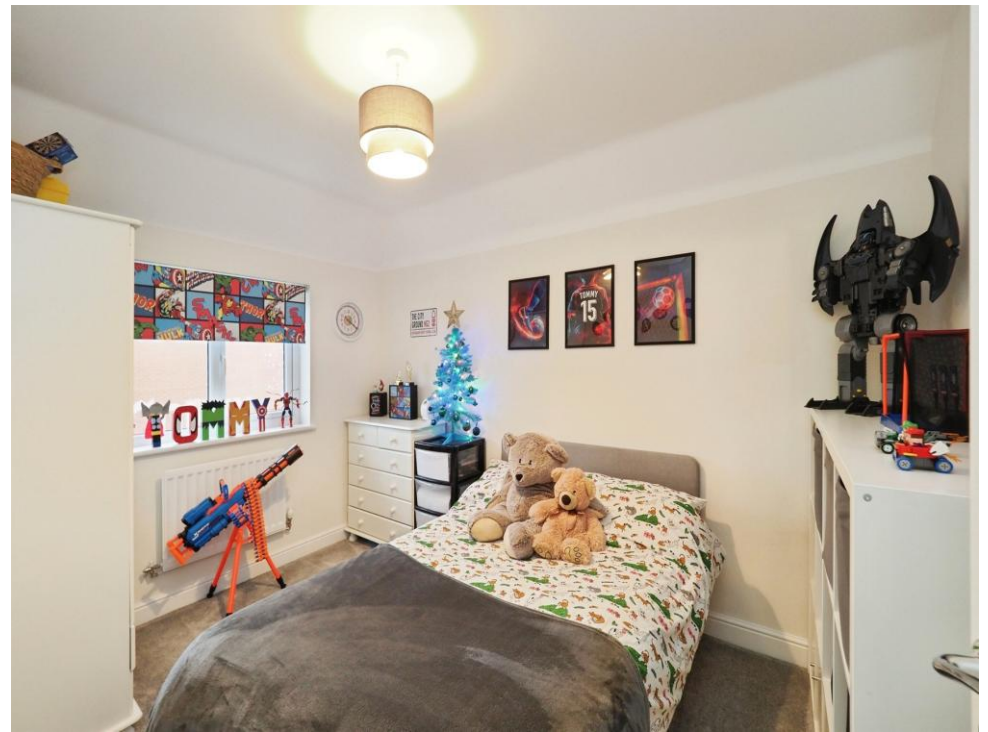
## Outside

To the front of the property there is a small lawned garden set back from the pavement via hedging and a driveway with space for three/four vehicles with access into garage. There is also a wooden gate leading from the driveway into the rear garden. To the rear, there is a landscaped garden with sandstone patio tiles creating two different seating areas, a pergola, turf, raised flower beds and fishpond with filtration system and water feature.

## Garage

Brick built garage through the up and over manual door. The garage benefits power and lighting throughout.





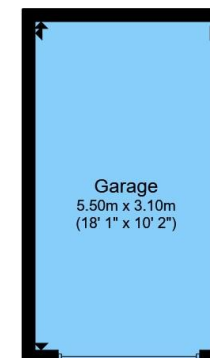




**Ground Floor**



**First Floor**



**Garage**

Total floor area 136.5 m<sup>2</sup> (1,469 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](http://www.propertybox.io)



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