



42 Pathfinder Way, Castle Donington, DE74 0AJ

Asking Price £440,000

A superb opportunity to acquire this much sought after Beamish four-bedroom detached home on the popular development of Regency Park in Pathfinder Way, Castle Donington. Built by the renowned developers William Davies, this recently constructed home offers stylish, spacious family accommodation with high-quality fixtures throughout.

The property opens into a welcoming hallway with a large storage cupboard, providing practical space for day-to-day living, and a convenient downstairs WC. A good-sized office provides a flexible home working area. The lounge is bright and spacious, featuring a contemporary media wall with fireplace and French doors opening onto the rear garden, creating an ideal space for family life and entertaining.

The kitchen is a standout feature, offering a modern, open-plan layout with integrated appliances, a large central island utilised as a breakfast bar, a dining area, and French doors leading to the garden. Adjacent is a utility room with space for a washer, dryer and sink, providing additional practical living space.

Upstairs, the property comprises four bedrooms. The master bedroom benefits from built-in wardrobes and a private en-suite. The second bedroom is a generous double with built-in wardrobes, the third bedroom is a further double, and the fourth bedroom is a single, all finished in neutral décor. The main bathroom includes a bath, walk-in shower, WC and basin, completing the first-floor accommodation.

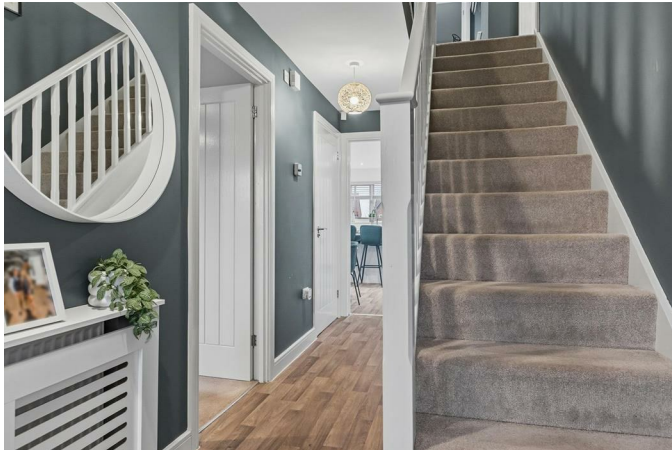
Externally, the property offers a driveway with garage and electric charging point, while the rear garden is mainly laid to lawn with a patio area, providing a private outdoor space for entertaining and relaxation.

Front Aspect



To the front of the property there is a tandem parking driveway with garage, pathway leading to front door;

Entrance Hallway 6'2 x 16'3 (1.88m x 4.95m)



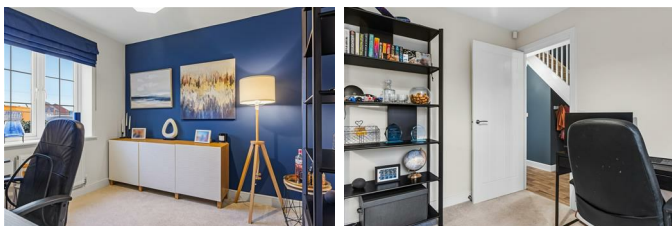
Entrance via a composite door, useful under stair storage, stairs leading to first floor, gas central heating radiator, vinyl flooring.

Lounge 11'6 x 16'3 (3.51m x 4.95m)



With window to front elevation, two windows to the side elevation and patio doors leading to rear garden offering an abundance of natural light, two gas central heating radiators, carpeted flooring

Study 9'6 x 9'8 (2.90m x 2.95m)



With a window to the front elevation, gas central radiator, carpeted flooring.

Downstairs W/C 2'9 x 6'3 (0.84m x 1.91m)

With a low level W/C, wall mounted hand wash basin, gas central heating radiator, extractor fan, vinyl flooring.

Open Plan Kitchen Diner 14'4 x 15'7 (4.37m x 4.75m)



With a window to the rear elevation, two windows to the side elevation and patio doors leading to rear garden offering an abundance of natural light, island with cupboards and drawers, integrated fridge/freezer, integrated dishwasher, Smeg five ring gas hob, Smeg oven and grill, overhead extractor fan, range of low level and wall mounted cupboards, gas central heating radiator, vinyl flooring

Utility Room

With a window to the side elevation, ample space for a washing machine and dryer, single sink, boiler, gas central heating radiator, vinyl flooring

Stairs Leading To First Floor

With dual aspect windows, two gas central heating radiators, two built in wardrobes with hanging rail and shelving, carpeted flooring.

Master Bedroom 11'6 x 16'3 (3.51m x 4.95m)



Spacious master bedroom with a dual aspect windows to side elevation, built in wardrobe with hanging rail and shelving, gas central heating radiator, carpeted flooring and access to a private en-suite.

En-Suite



With frosted window to front elevation, low level W/C, wall mounted hand wash basin, enclosed shower with tiled walls, shaver point, extractor fan, heated towel rail, vinyl flooring.

Bedroom Two



With a window to the side elevation, built in wardrobe with hanging rail and shelving, gas central heating radiator, carpeted flooring.

Family Bathroom



With a frosted window to side elevation, low level W/C, wall mounted hand wash basin, bath, enclosed shower with tiled walls, heated towel rail, shaver point, extractor fan, vinyl flooring.

Bedroom Three



With a window to the front elevation, gas central heating radiator, carpeted flooring

Bedroom Four



With a window to the side elevation, gas central heating radiator, carpeted flooring

Rear Garden



A private East facing garden with paved patio and laid lawn, hand gate leading to tandem parking and garage

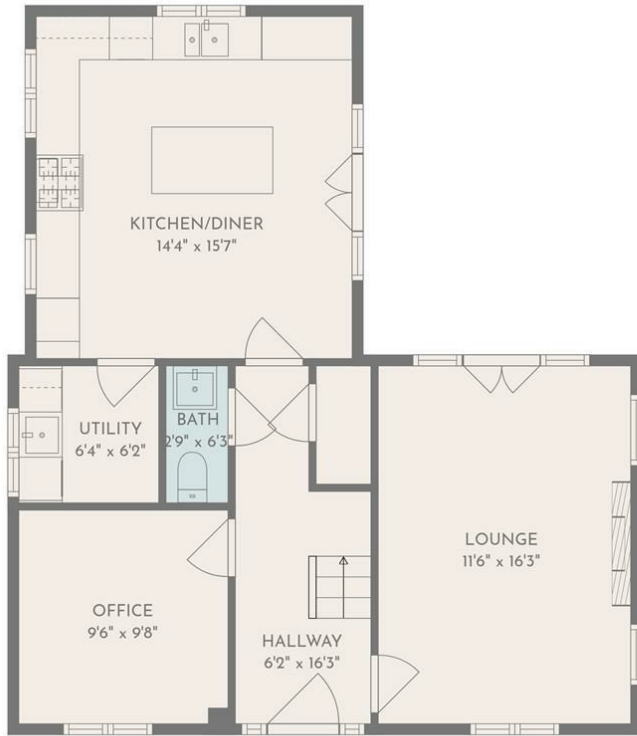
Garage

A single garage with manual up and over door, electricity and lighting

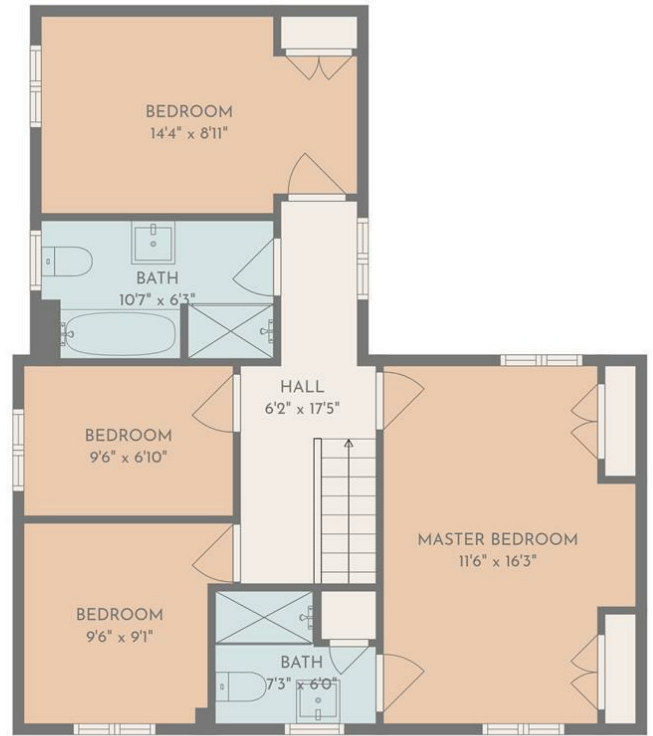
MONEY LAUNDERING REGULATIONS
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1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Floor Plan



1st floor

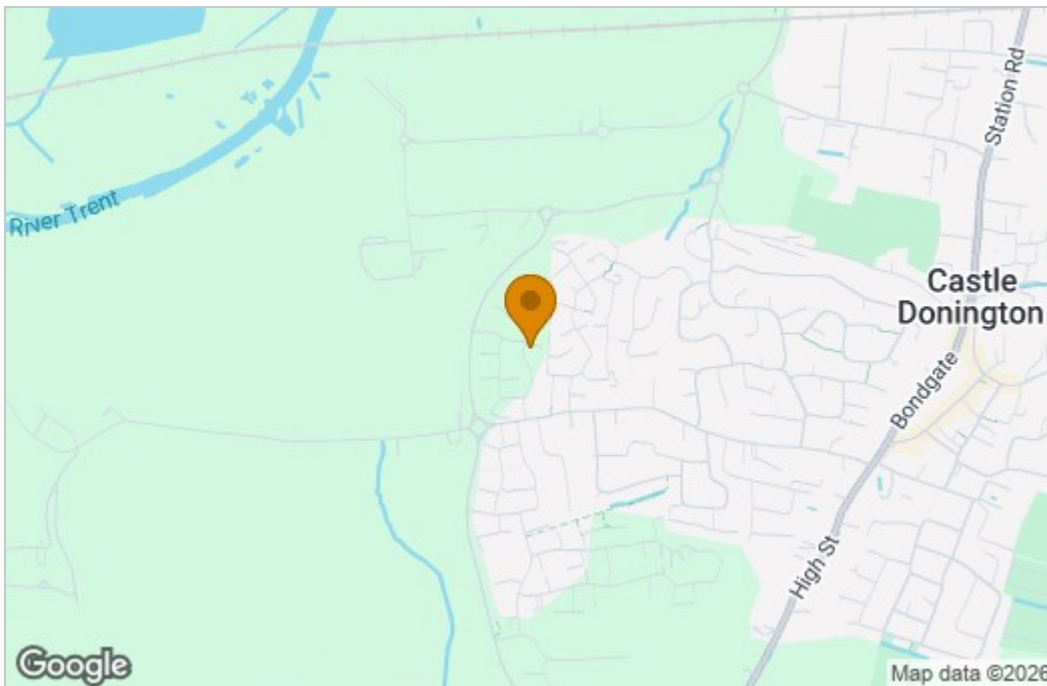


2nd floor

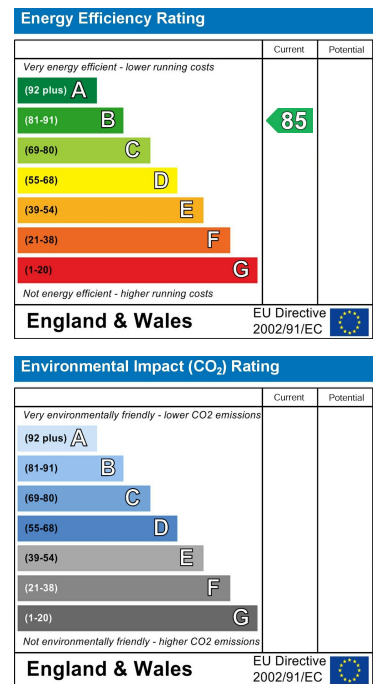
TOTAL: 1318 sq. ft
 1st floor: 637 sq. ft, 2nd floor: 681 sq. ft
 EXCLUDED AREAS: UTILITY: 40 sq. ft, WALLS: 120 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Area Map



Energy Efficiency Graph



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