



44 Eastway, Derby, DE74 2PN

Offers In The Region Of £275,000

Located in the popular road of Eastway, Castle Donington, this delightful semi-detached house offers a perfect blend of comfort and convenience. Built in the late 1950s, but well maintained and decorated, the property exudes a sense of character while providing modern living essentials.

Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere enhanced by a feature electric fire. The house boasts three well-proportioned bedrooms, providing ample space for families or those seeking a home office.

The property features a well-appointed bathroom, designed for both functionality and comfort and containing the recently serviced gas boiler.

One of the standout features of this home parking for two vehicles, a rare find in many similar properties in the area. This convenience adds to the overall appeal, making it easier for residents and visitors alike.

The location in Castle Donington is particularly advantageous, with its independent shops and restaurants, schools, and parks within easy reach. The area is well-connected, providing access to major transport links, making an ideal choice for commuters.

GROUND FLOOR

Entrance Hall 3'9" x 4'10" (1.14m x 1.47m)



This carpeted entrance way is accessed via an ornate double glazed composite front door. With feature hardwood door leading to Lounge and stairway to upper floor. Gas fired hot water radiator

Lounge 13'3" x 11'2" (4.04m x 3.40m)



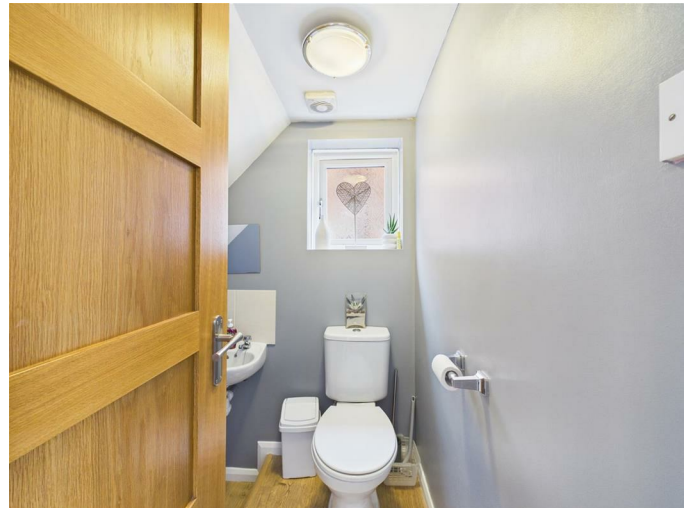
Over looking the front of the home this room benefits from a double glazed bay window, stylish laminate flooring, and feature living flame effect remote controlled electric fire. Hardwood doors lead to Hallway and Dining Room. Gas fired hot water radiator

Dining room 12'0" x 11'9" (3.66m x 3.58m)



With matching laminate floors, double glazed patio doors to rear garden and also access to Downstairs WC / Storage area. Gas fired hot water radiator

Guest Cloakroom / WC 8'7" x 2'11" (2.62m x 0.89m)



Featuring 2 piece suite in white plus useful under stairs storage

Kitchen 5'3" min x 15'11" (1.60m min x 4.85m)



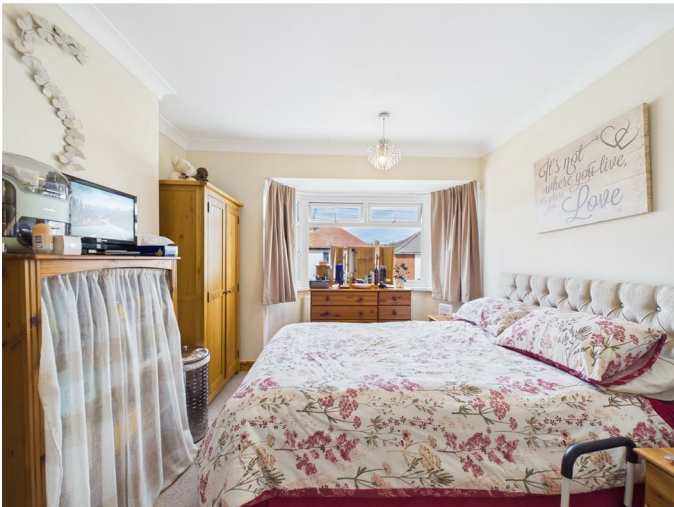
With integrated oven hob and hood, plus dish washer. Plumbing for washing machine and dryer. Space for fridge freezer.

FIRST FLOOR

Landing

With access to all upper rooms, Hive heating controls and containing loft hatch leading to fully boarded loft,

Bedroom One 13'3" x 10'8" (4.04m x 3.25m)



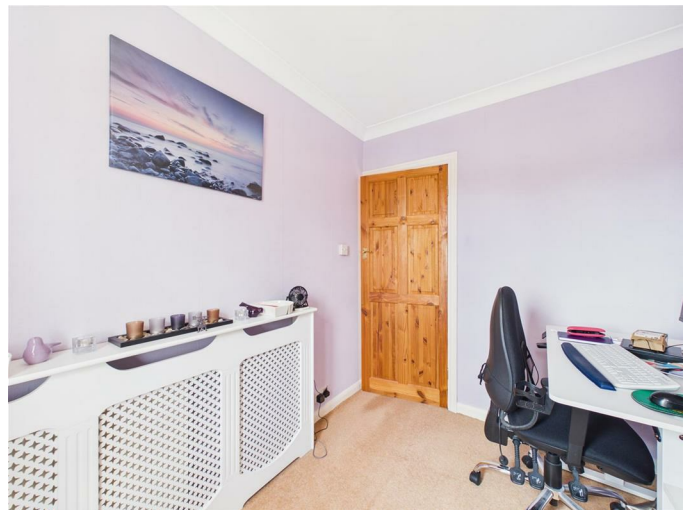
Over looking the front with feature double glazed bay windows, gas fired hot water radiator

Bedroom Two 12'0" x 10'3" (3.66m x 3.12m)



Overlooking the rear aspect with feature fireplace, double glazed window. Gas fired hot water radiator

Bedroom Three 8'9" x 6'11" (2.67m x 2.11m)



Currently used as an office, this over looks the rear garden with double glazed window and gas fired hot water radiator

Family Bathroom



Featuring a 3 piece suite in white with shower screen and Mira shower over the bath, plus a cupboard containing the recently services (July 2026) gas fired boiler and shelving

OUTSIDE



To the front of the home there is space to park two cars, whilst to the rear is a very well kept and easy to maintain SOUTH FACING garden with a mixture of flower beds and lawn plus a shed and summer house which includes power and a fridge (available subject to negotiation)

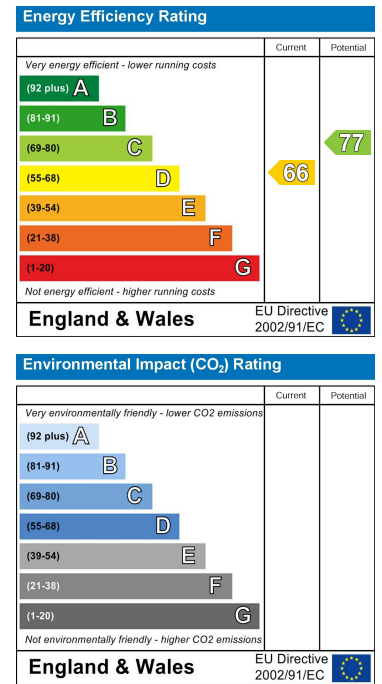
Floor Plan



Area Map



Energy Efficiency Graph



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