



Heritage Road
Castle Donington Derby



Property Description

A well-presented and spacious four bedroom detached family home with large dining kitchen, separate reception room downstairs wc, ensuite & family bathroom, off street parking, brick-built garage and landscaped rear garden.

Originally constructed by Redrow in 2022 the property benefits from double glazing and gas central heating throughout. In brief, the property comprises an entrance hallway, wc, open plan dining kitchen and lounge. To the first floor, the landing leads to the master bedroom with en-suite shower room. There are also three other bedrooms and a three-piece family bathroom suite. Outside having a front garden being set back from the pavement via hedging. There is ample off-street parking and access into the brick-built garage through an up and over manual door having power and light. There is also a wooden gate from the driveway into the professionally landscaped rear garden.

Entrance Hallway

Front composite entrance door with inset double glazed opaque window leading to the entrance hallway having LVT wood effect flooring, carpeted spindle dogleg staircase off to the first floor, central heating radiator, panelled door to useful understairs store, a further panelled door off to the:-

Cloaks/Wc

Having a modern white pedestal wash hand basin with chrome mixer tap over, low level wc, tiled splashback, decorative panelling to the walls, central heating radiator, UPVC double glazed opaque window to the side elevation, LVT flooring continues through from the entrance hallway.

Dining Kitchen

Accessed off the entrance hallway is a spacious bright kitchen having a range of fitted modern wood grain effect wall and base units

comprising integrated double electric fan assisted oven, four burner gas hob with extractor hood over, glazed splashback to the cooking area, laminate work surfaces over with matching upstands, integrated dishwasher, integrated automatic washing machine, integrated fridge freezer, full height cupboard with drawers beneath, one and a half stainless steel sink unit with chrome mixer tap over, central island with breakfast seating, storage space and built in charger points, large spacious area for dining table/family area, LVT wood effect flooring continues through from the entrance hallway, modern vertical central heating radiator, UPVC double glazed French doors with matching side windows having fitted window blinds giving access and aspect of the stunning landscaped rear garden, inset spotlights too the ceiling, panelled door to useful storage cupboard housing the boiler that provides domestic hot water and central heating, ideal for coat storage, clothes dryer, etc.

Lounge

Accessed off the entrance hallway having a large bay UPVC double glazed window with fitted window blinds to the front elevation, central heating radiator, carpeted flooring.

First Floor Landing

Having carpeted flooring, central heating radiator, panelled door to airing cupboard housing the hot water cylinder, panelled doors to four bedrooms and family bathroom.

Master Bedroom

Having UPVC double glazed bay window with fitted window blinds to the front elevation, carpeted flooring, central heating radiator, panelled door to:-

Ensuite

Having a three piece modern white suite

comprising wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level wc, double width glazed shower cubicle with electric chrome shower, fully tiled to the shower cubicle, wall mounted chrome heated towel rail, inset spotlights to the ceiling, UPVC double glazed opaque window to the side elevation, extractor fan to the ceiling.

Bedroom Two

Double bedroom having UPVC double glazed window to the rear elevation, carpeted flooring, central heating radiator.

Bedroom Three

Having UPVC double glazed window to the rear elevation, carpeted flooring, central heating radiator.

Bedroom Four

Currently used as a dressing room having UPVC double glazed window to the front elevation with fitted window blind, carpeted flooring, central heating radiator.

Family Bathroom

Three piece modern white suite comprising pedestal wash hand basin with chrome mixer tap over, low level wc, panelled bath with chrome mixer tap, glazed shower screen with separate shower attachment, fully tiled to the bathing area, LVT wood effect flooring, UPVC opaque window to the side elevation, inset spotlights to the ceiling, extractor fan to the ceiling.

Outside

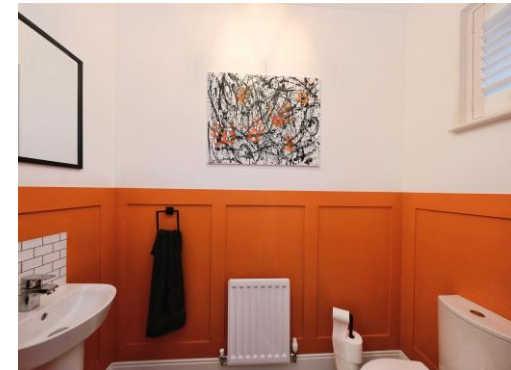
To the front of the property is a small low maintenance garden set back from the pavement via hedging with a pathway leading to the front door having a covered storm porch, a tarmac driveway providing off road tandem parking for two vehicles leading to a detached brick built garage having a pitched roof, up and over door, power and light.

The rear garden is stunning having been professionally landscaped accessed via the French doors to a top paved patio area paved

steps edged with raised borders lead to a further paved patio area having a raised timber retaining bed inset with a variety of shrubs a further timber raised bed again inset with a variety of shrubs leads to an artificial turf area this stunning low maintenance garden has a timber fencing boundary and an access gate from the driveway.

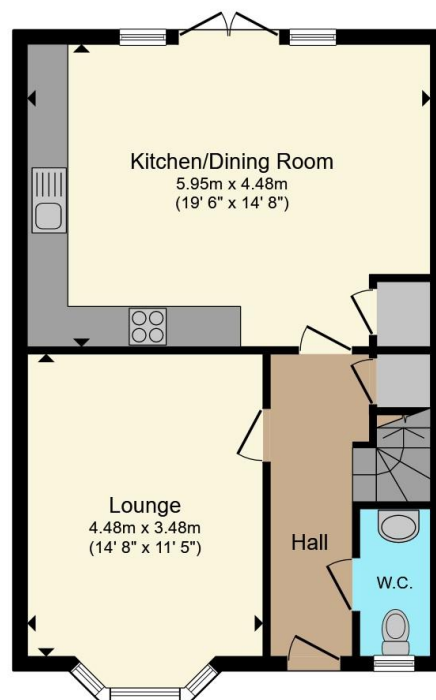
Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

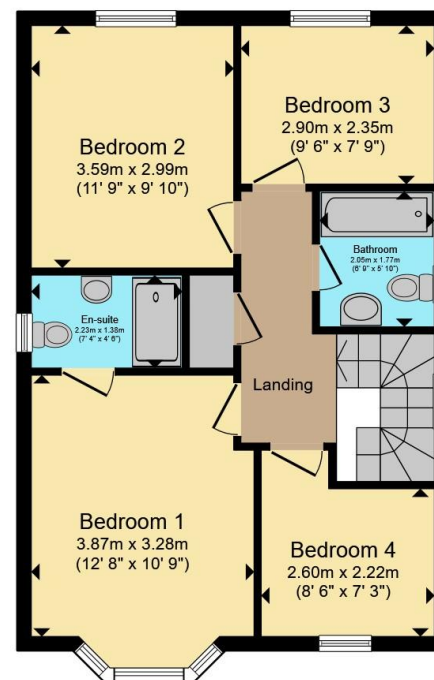








Ground Floor



First Floor

Total floor area 109.2 m² (1,175 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



To view this property please contact Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
DERBY DE73 8DS

Property Ref: MEL206062 - 0006

Tenure:Freehold EPC Rating: B Council Tax Band: E

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