



Craner Road
Castle Donington Derby



Property Description

A stunning detached three-bedroom home. One of the most sought-after properties within the Miller development, with only 4 of this model being built, beautifully balanced, both inside and out. Boasting a substantial corner plot with walled & fenced borders. This particular plot is fantastically located and offers a mature plot set behind soft hedging. The property comes triple glazed throughout and retains the remaining years on the NHBC certificate.

A welcoming light, modern and tastefully decorated entrance hall which leads through to the lounge, open plan kitchen diner, utility, downstairs cloakroom and first floor staircase. To the first floor, balustrade landing, three bedrooms, fabulously designed master bedroom with luxury en-suite and family bathroom.

The property is only five years old with upgrades throughout and high ceilings, UPVC double glazed throughout with gas central heating.

Local Area

Castle Donington enjoys a high standard of amenities including the Co-op superstore, Post Office, doctor's surgery, public houses and other attractions such as local restaurants and bespoke retail shops, whilst being well placed for the commuter with East Midlands airport, Parkway railway station and major link roads. The property is close to local schools and the nearby Independent Elms Primary School and Trent College.

Entrance

Front composite entrance door with inset double glazed opaque panel leading to:-

Entrance Hall

Having central heating radiator, Vinyl floor covering, open spindle stairs off to the first floor, useful understairs store cupboard, door leading to:-

Cloaks/Wc

Having two-piece modern white suite, low level WC, pedestal wash hand basin with chrome mixer tap and ceramic tiled splashback, flooring continuing through from the entrance hall, central heating radiator.

Lounge

A beautiful light and airy room having UPVC double glazed window to the front and rear elevation, two windows to the side elevation, feature panelling to one wall, central heating radiator.

Dining Kitchen

Incorporating a range of matching base and wall units with laminated work surfaces over, single one and a quarter bowl stainless steel sink unit with chrome mixer tap over, integrated four burner gas hob with extractor hood over, eye level Zanussi electric fan assisted oven, integrated fridge freezer, integrated dishwasher, vinyl floor covering, UPVC double glazed window to the rear elevation with fitted blind, inset spotlights to the ceiling, double opening UPVC double glazed French doors to the side elevation giving access to the garden, further UPVC double glazed window to the side elevation with fitted blind, feature panelling to the wall of the dining area with useful shelving area and having a feature built in seating area, central heating radiator. Door leading to:-

Utility Room

Having matching base units with laminated work surfaces over, Potterton boiler providing domestic hot water and central heating, space and plumbing for an automatic washing machine, electricity fuse box, UPVC double glazed door with opaque glazed panel leading to side of the property and the garden.

First Floor

Having a large landing area which could be used as a study or a variety of other uses, having UPVC double glazed window to the rear elevation, central heating radiator, loft access.

Bedroom One

Having UPVC double glazed window to the front elevation, central heating radiator, door off to: -

Ensuite Shower Room

Having modern three piece white suite comprising double width glazed shower cubicle with a mains shower over, wash hand basin with chrome mixer tap, low level WC, central heating radiator, vinyl floor covering, extractor fan, UPVC double glazed opaque window to the front elevation.

Bedroom Two

Having UPVC double glazed window to the front elevation, central heating radiator.

Bedroom Three

Having UPVC double glazed window to the side elevation, central heating radiator.

Bathroom

Having a three-piece modern white suite comprising panelled bath with chrome mixer tap, low level WC, wash hand basin with chrome mixer tap, ceramic tiled splashbacks, vinyl floor covering, extractor fan, UPVC double glazed opaque window to the side elevation, central heating radiator.

Outside

Front Garden

Paved path leading up to the front door, having covered storm porch. To either side of the pathway is lawned front gardens to front and side. There are far reaching countryside views from the front door entrance. Driveway to the back of the property leads to: -

Single Garage

Having up and over door, light and power.

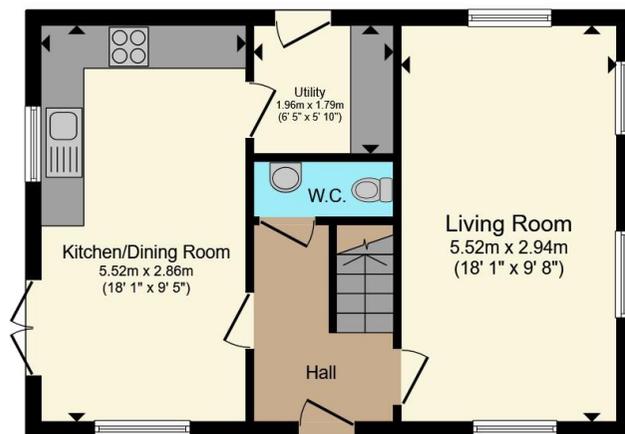
Rear Garden

Fully enclosed with walling and private, mainly laid to lawn with a paved patio from the French doors in the dining kitchen.

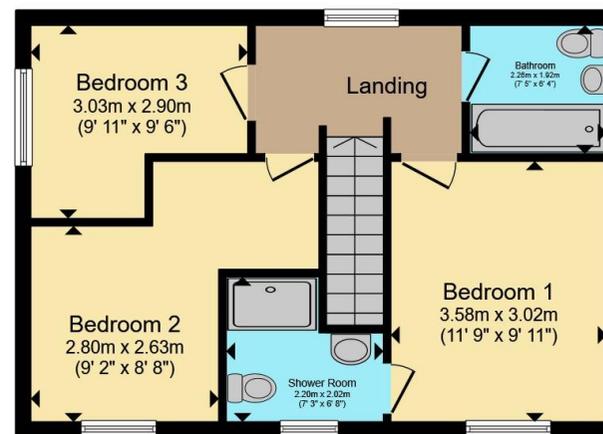








Ground Floor



First Floor

Total floor area 88.9 m² (957 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



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Property Ref: MEL205853 - 0006

Tenure:Freehold EPC Rating: Awaited Council Tax Band: D

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