



46 Craner Road, Castle Donington, DE74 2SB

Offers In The Region Of £380,000

A beautifully proportioned four double bedroom family home, perfectly designed for modern living.

Located on the sought-after Miller Homes estate and ideally positioned close to local schools and amenities, this property offers the ideal setting for family life.

Upstairs, the accommodation boasts a spacious master bedroom complete with a private ensuite, along with two further double bedrooms sharing a stylish Jack and Jill bathroom. A fourth generous double bedroom and a contemporary family bathroom complete the first floor.

Downstairs, the layout flows effortlessly with a generous reception room and a bright, modern kitchen-diner featuring integrated appliances—perfect for family meals and entertaining. The property also benefits from a spacious garage and driveway parking, adding convenience and practicality.

With its superb proportions, thoughtful layout, and desirable location, this home is an exceptional choice for any growing family.

Craner Road

A beautiful 4 bedroom detached family home. This property benefits from 4 double bedroom, driveway space for 2 cars, a garage, large kitchen/dining area and a spacious lounge - the perfect family home.

Kitchen / Diner 26'5" x 9'9" (8.05m x 2.97m)



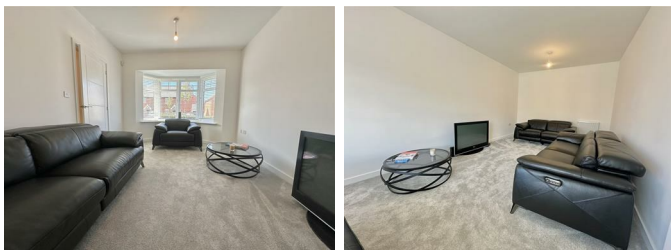
A modern kitchen complete with integrated washing machine, dishwasher and fridge freezer. The kitchen also benefits from a double oven and gas hob complete with wood effect laminate flooring and a breakfast bar.

Leading to open plan dining area which flows from the kitchen allowing a sociable and modern kitchen/dining space. The double doors to the garden allow extra light into the the room whilst also providing convenience.

Dining Area



Lounge 20'2" x 10'5" (6.15m x 3.18m)

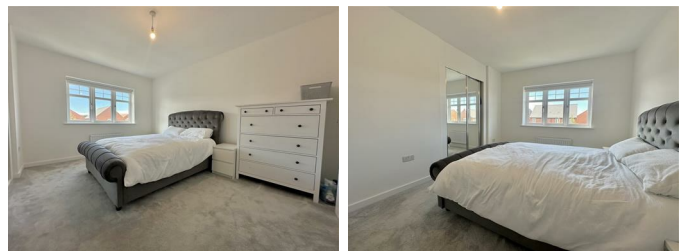


A spacious and bright room, with a feature bay window. Complete with grey carpet.

WC

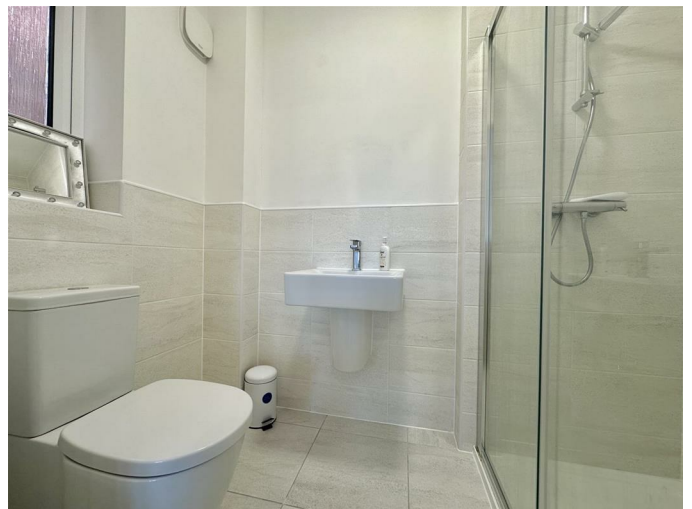


Master Bedroom 14'3" x 10'7" (4.34m x 3.23m)



A very spacious master bedroom, with integrated wardrobes and an en-suite bathroom.

En-Suite



Complete with a shower cubicle with mains fed shower, hand wash basin and toilet.

Bedroom 2 12'1" x 10'1" (3.68m x 3.07m)



Double bedroom benefitting from fitted wardrobes and access to the Jack & Jill bathroom, shared with bedroom 3.

Bedroom 3 10'9" x 9'1" (3.28m x 2.77m)



Double bedroom benefitting from access to the Jack & Jill bathroom, shared with bedroom 2.

Jack and Jill Bathroom



Modern bathroom with shower cubicle, hand wash basin and toilet

Bedroom 4 9'7" x 8'6" (2.92m x 2.59m)



Double bedroom with grey carpet and decorated to a neutral palette.

Family Bathroom



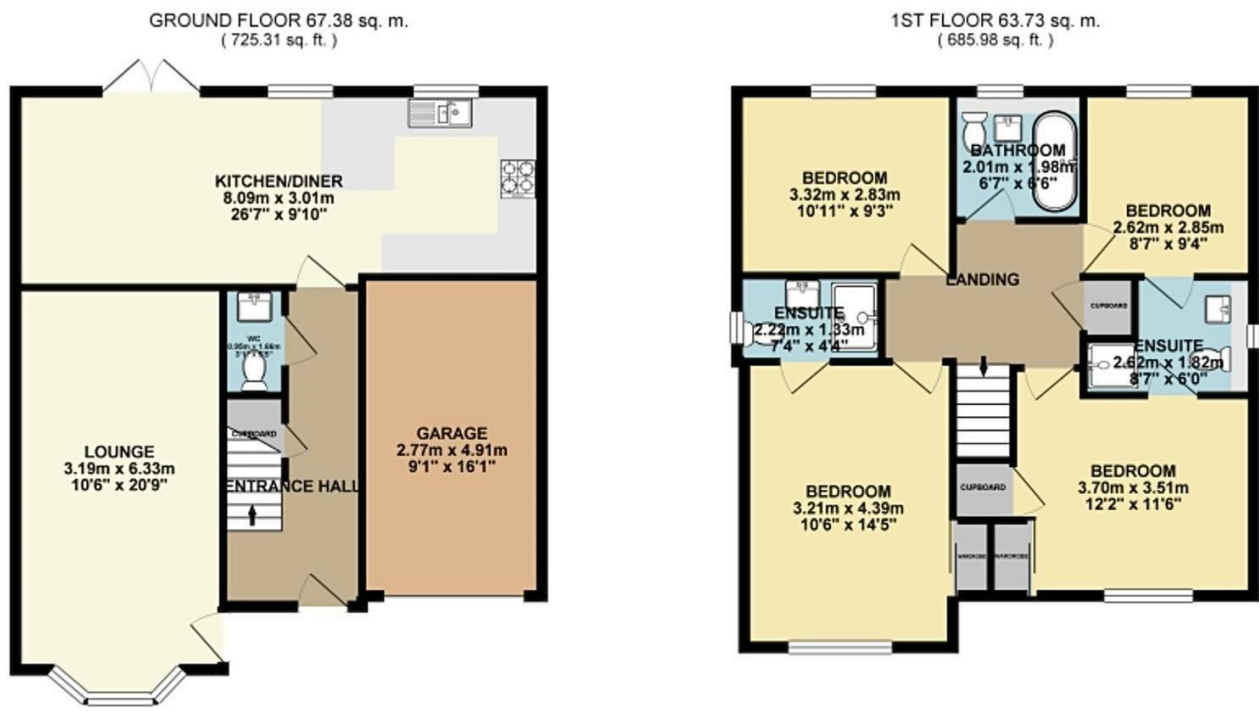
Large family bathroom with a bath, hand wash basin and a toilet.

Garden/Garage



Spacious enclosed garden, with side access and access to the house via the double doors to the dining room. The property also benefits from a garage and driveway for 2 cars.

Floor Plan

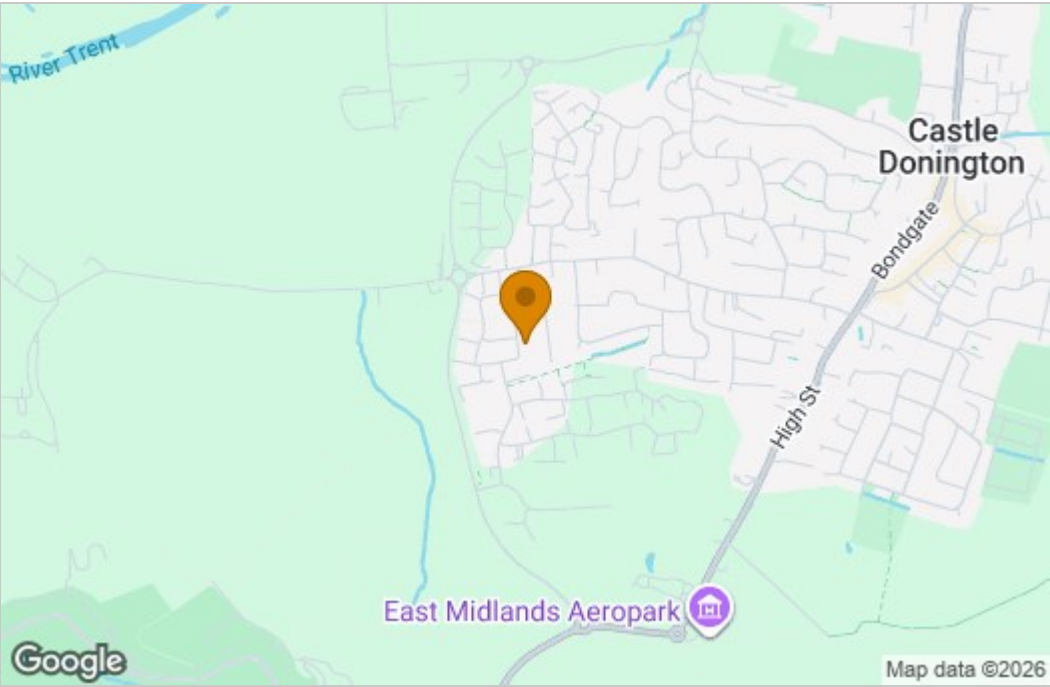


TOTAL FLOOR AREA : 131.11 sq. m. (1411.29 sq. ft.) approx.

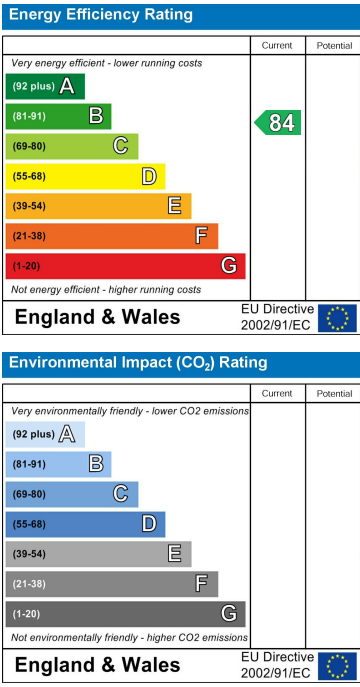
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



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