



14 Tanyard Close, Derby, DE74 2TS

Offers In Excess Of £300,000

Nestled in the charming area of Tanyard Close, Castle Donington, this delightful detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The layout includes a well-appointed reception room, providing a lovely space for relaxation and entertaining guests.

Castle Donington is known for its friendly community and excellent local amenities, making it a desirable location for those looking to settle in a vibrant area. With its combination of space, practicality, and a prime location, this detached house on Tanyard Close is a wonderful opportunity for anyone looking to make a new home. Don't miss the chance to view this property and discover all it has to offer.

Front Aspect

To the front of the property there is a driveway for multiple vehicles and laid lawn.

Entrance Hallway 3'3" x 7'6" (1.00 x 2.30)

Entrance via a composite door, gas central heating radiator, tiled flooring and stairs rising to the first floor.

Downstairs W/C 2'10" x 5'7" (0.88 x 1.72)

With a frosted window to the front elevation, low level W/C, hand wash basin, gas central heating radiator, tiled flooring.

Bedroom Four 7'4" x 14'0" (2.24 x 4.29)

With two windows to the front elevation, gas central heating radiator, wooden flooring, archway leading to

Shower Room 2'4" x 4'11" (0.72 x 1.51)

With an enclosed shower with electric shower unit, extractor fan, chrome heated towel rail, tiled walls, tiled flooring.

Lounge Diner 11'1" x 14'2" (3.38 x 4.33)

With two windows to the front elevation, gas central heating radiator, gas fire with surround, carpeted flooring, double doors leading to;

Conservatory 9'10" x 9'10" (3 x 3)

With windows to the rear elevation and double doors leading to rear garden, electricity and lighting

Kitchen 8'7" x 7'6" (2.62 x 2.29)

With a window to the rear elevation, a door leading to the rear garden, rangemaster oven with five gas ringed stove, plumbing for washing machine, range of eye and base level cupboards, integrated fridge freezer, integrated dishwasher, tiled flooring.

Stairs Leading To First Floor

With a window to the side elevation and access to the loft

Family Bathroom 7'2" x 6'0" (2.20 x 1.85)

With a frosted window to the rear elevation, low level W/C, bath, pedestal hand wash basin, gas central heating radiator, tiled walls, tiled flooring.

Bedroom Two 10'2" x 9'6" (3.11 x 2.90)

With a window to the rear elevation, gas central heating radiator, built in storage cupboard, laminated flooring

Bedroom One 10'2" x 9'6" (3.11 x 2.90)

With a window to the front elevation, gas central heating radiator, built in wardrobe, laminated flooring, door leading to;

En-Suite 4'9" x 7'8" (1.45 x 2.34)

With a frosted window to the side elevation, enclosed shower with electric shower unit, pedestal hand wash basin, low level W/C, gas central heating radiator, tiled walls, tiled flooring.

Bedroom Three 7'9" x 7'4" (2.38 x 2.24)

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

Rear Garden

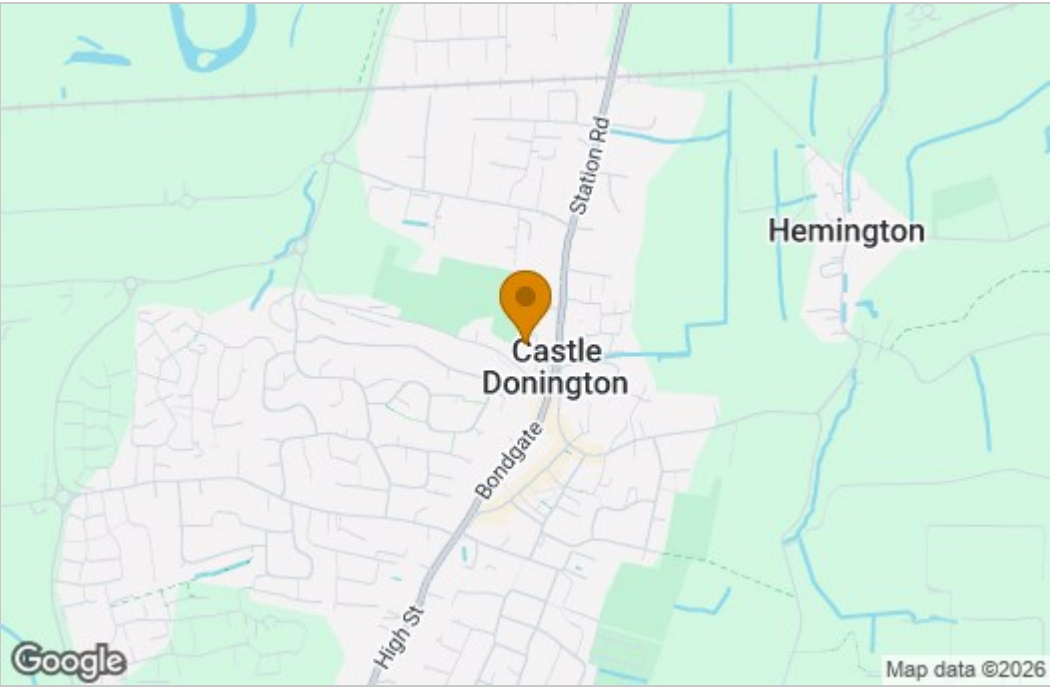
A private mature garden with paved patio, laid lawn and access to the driveway.

MONEY LAUNDERING REGULATIONS -

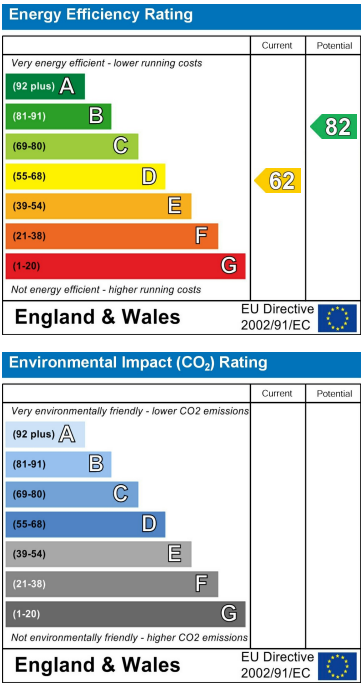
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2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
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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

Area Map



Energy Efficiency Graph



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