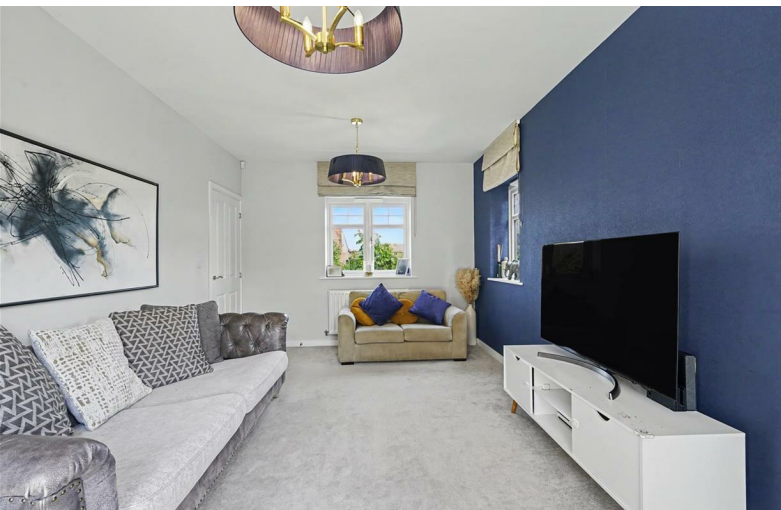




Craner Road
Castle Donington, Derby DE74 2SB

A FOUR BEDROOM DETACHED FAMILY HOME.

£395,000 Freehold



We are pleased to offer for sale this nearly new four bedroom detached family home built by Miller Homes.

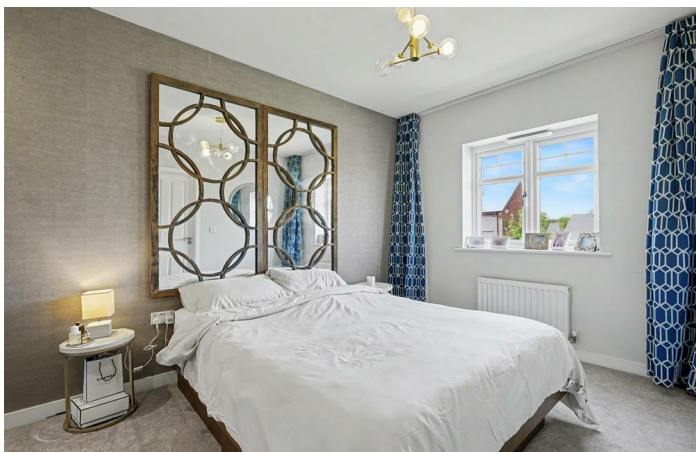
This ex show home was built to a particularly high standard benefitting from additional features over the standard specification.

Situated on a particularly generous corner plot fronting Park Lane and set back from the road with attractive low level screening to the front and side boundaries and parking for up to three cars with a parking space to the left hand side of the property, and a driveway providing off-street parking for two cars in tandem leading to a detached brick built garage to the rear.

This modern, energy efficient home offers a great space for growing families. Opening the front entrance door, you are welcomed by a generous central hallway giving access to a living room and second sitting room, currently used as a playroom and ideal for a dining room, home office, etc. There is also a good size dining kitchen with an array of built-in appliances. Completing the ground floor is a useful cloaks/wc. Rising to the first floor, the central landing provides access to four well proportioned bedrooms, the principal with en-suite, and a family bathroom.

Positioned within this residential development in Castle Donington, there are many local amenities nearby, including the historic market village high street where there are many independent retailers and a number of bistros, tea and coffee shops, independent bars and restaurants to suit all tastes. There is a day nursery within walking distance of the property and schools for all ages can be found nearby. For those looking to commute, the property is well positioned being close to East Midlands Airport, the A50 and M1 motorway, with Nottingham within easy reach via the A453 where East Midlands Parkway train station can be found.

Ready to move into with a completed upward chain, we strongly recommend an early internal viewing to fully appreciate the accommodation on offer.



ENTRANCE HALLWAY

14'10" x 6'9" (4.53 x 2.08)

A spacious, welcoming central hallway with composite front entrance door with double glazed window, stairs to the first floor, useful cloaks cupboard.

CLOAKS/WC

Housing a two piece suite comprising pedestal wash hand basin and low flush WC.

LIVING ROOM

17'0" x 10'8" (5.20 x 3.27)

Two radiators, double glazed windows to the front, side and French doors leading to the rear garden.

SITTING ROOM

13'3" x 8'7" increasing to 10'6" to bay (4.05 x 2.62 increasing to 3.22 to bay)

A multipurpose room currently used as a playroom but could equally be used as a second sitting room, study, dining room, etc. Radiator, double glazed window to the front, large double glazed bay window to the side.

FAMILY DINING KITCHEN

14'2" x 14'7" (4.32 x 4.47)

Range of fitted wall, base and drawer units with contrasting square edge worktops and inset one and a half bowl stainless steel sink unit with single drainer. Built-in five ring gas hob with extractor hood over, integrated double oven, dishwasher, washing machine and fridge/freezer. Radiator, double glazed window to the side, double glazed French doors opening to the rear garden.

FIRST FLOOR LANDING

Loft hatch, radiator, built-in airing cupboard housing gas combination boiler (for central heating and hot water).

BEDROOM ONE

8'10" increasing to 10'8" x 12'10" to wardrobes (2.70 increasing to 3.26 x 3.92 to wardrobes)

Fitted mirror fronted wardrobes to one wall, radiator, double glazed window to the side, door to en-suite.

EN-SUITE

Three piece suite comprising floating wash hand basin, low

flush WC, walk-in shower enclosure with twin rose thermostatically controlled shower system. Heated towel rail, air extractor.

BEDROOM TWO

8'7" x 12'7" increasing to 15'10" (2.63 x 3.85 increasing to 4.84)

Built-in sliding door wardrobe, useful built-in storage closet, radiator, double glazed window to the side, two double glazed windows to the front.

BEDROOM THREE

9'4" plus door recess x 10'10" (2.85 plus door recess x 3.31)

Radiator, double glazed window to the front.

BEDROOM FOUR

7'7" x 7'6" (2.32 x 2.30)

Radiator, double glazed window to the rear.

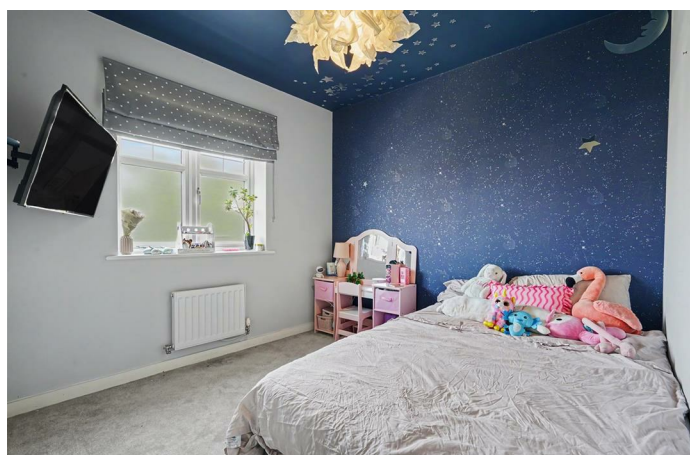
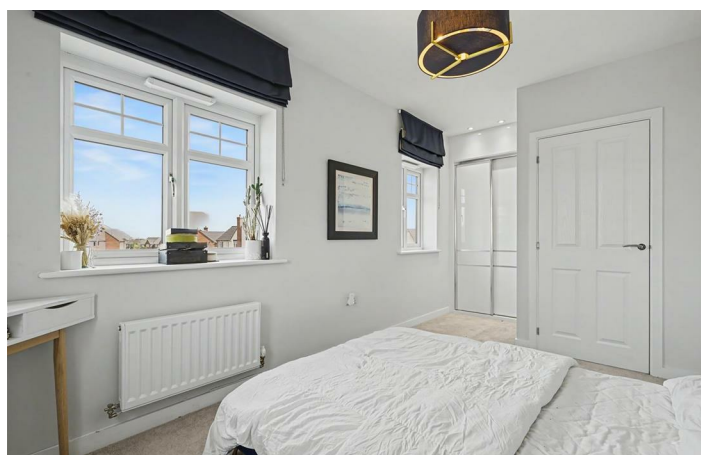
FAMILY BATHROOM

8'6" x 5'7" (2.60 x 1.71)

Three piece suite comprising floating wash hand basin, low flush WC, twin end bath with mixer taps and twin rose thermostatically controlled shower system over. Partially tiled walls, shower screen, heated towel rail, double glazed window.

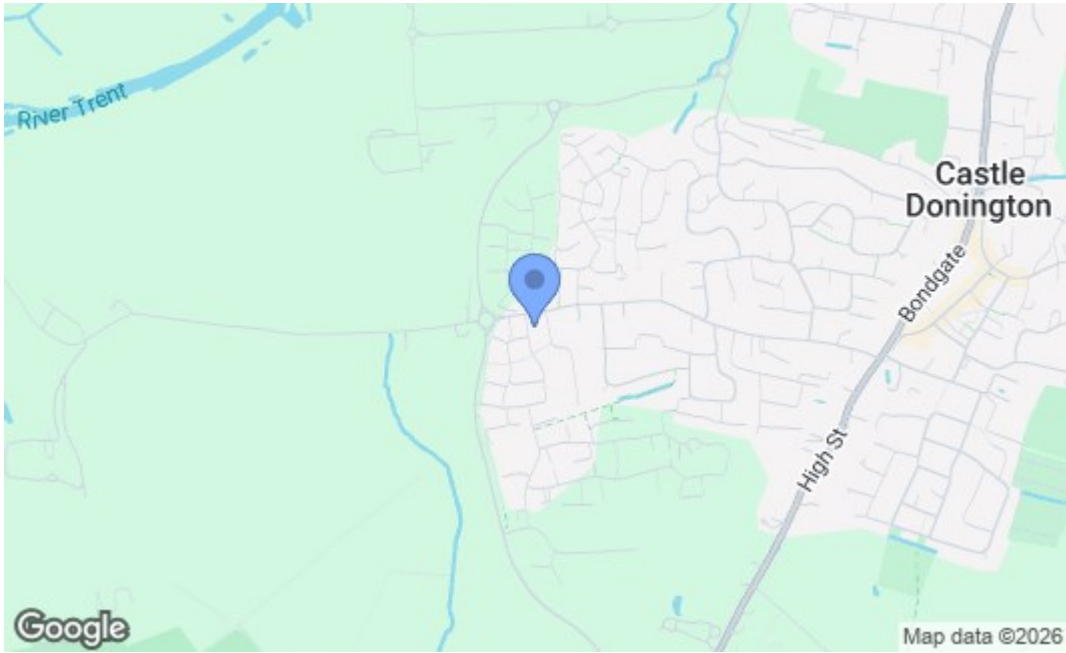
OUTSIDE

The property is situated on a generous corner plot set back from the road and having the additional benefit of a further car parking space to the front, left of the property. The larger than average plot gives a particularly private side garden which is hedged-in with feature railings to the boundary. There is a generous walled and fenced-in rear garden which offers a sunny aspect, laid mainly to lawn with patio area and mature shrubs. To the rear of the plot, there is a driveway providing off-street parking for two vehicles in tandem and this leads to a detached brick built single garage with up and over door, light and power.





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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