



## 14 Cordwell Close

Castle Donington, Derby, DE74 2JL

Asking Price £260,000



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## THE PROPERTY & VILLAGE

Mature detached property situated close to the village amenities. Offered for sale with no upward chain, the property briefly comprises entrance porch, lounge, dining area, kitchen, three bedrooms and bathroom. Tarmac driveway, carport and larger than average garage. Good sized garden to the rear. In need of some modernisation, but providing an Ideal opportunity to create a home to personal tastes.

Castle Donington itself is a vibrant location with a high standard of amenities including shops, post office, doctors surgery, pharmacy, super market, pubs and restaurants. For the commuter East Midlands airport, Parkway railway station and the national motorway network are all readily accessible as are the centres of Nottingham, Derby and Leicester via the 24 hour running Skylink bus service.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

The property sits back from the road and is accessed by the tarmac driveway leading to the front door looted to the side. This composite part double glazed door, opens to hallway with central heating radiator, stairs rising to the first floor.

#### LOUNGE

13'9" x 10'6" (4.19 x 3.2)

With uPVC framed double glazed window to the front elevation. Feature fire place with hardwood timber surround and marble effect insert and hearth. Central heating radiator.

#### DINING ROOM

14'8" x 9'3" (4.47 x 2.82)

With uPVC framed double glazed patio doors and matching side panels, opening to the rear garden. Useful under stairs cupboard. Central heating radiator.

#### KITCHEN

8'8" x 5'8" (2.64 x 1.73)

With a range of base and eye level traditional Oak effect units. Work surface with inset four ring gas hob, stainless steel hood and extractor over. Under counter built in oven. Stainless steel sink and drainer. Plumbing for washing machine. Under counter fridge. Storage cupboard. Wall mounted gas central heating boiler. uPVC framed double glazed patio door and matching window.

### FIRST FLOOR

#### LANDING

With uPVC framed double glazed opaque window. Access to the roof space. Useful over stairs cupboard.

#### BEDROOM ONE

13'9" x 10'6" (4.19 x 3.2)

With uPVC framed double-glazed window to the front elevation. Central heating radiator.

#### BEDROOM TWO

8'8" x 7'10" (2.64 x 2.39)

With double glazed window to the rear elevation. Central heating radiator.

### BEDROOM THREE

8'8" x 5'11" (2.64 x 1.8)

With double glazed window to the rear elevation. Central heating radiator.

### BATHROOM

With uPVC framed double-glazed opaque window. Suite comprising of shaped panelled bath with shower attachment over, shower screen. Fitted wash hand basin. WC. Chrome towel rail.

### OUTSIDE FRONT

The property is set back from the road and is accessed via the tarmac driveway, with attractive block paved edging. Leads through to the carport and side entrance door.

### CARPORT

21'5" x 7'3" (6.54 x 2.20)

The carport is divided in to two sections. Area one is covered but open fronted and allows access to the side entrance door.

Area two is secure and covered with timber framed hinged doors, leading through to the garage.

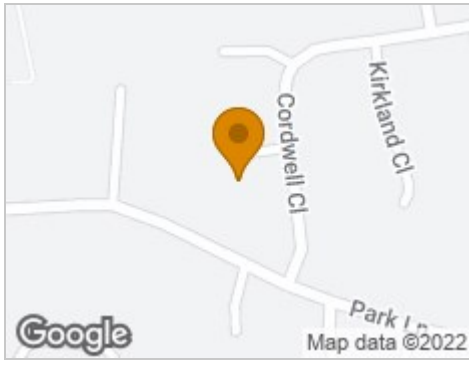
### GARAGE

23'11" x 9'10" (7.3 x 3.)

Larger than the standard garage this of concrete base and sectional construction. Service door to garden and manual up and over. Power and light.



## Road Map



## Hybrid Map



## Terrain Map



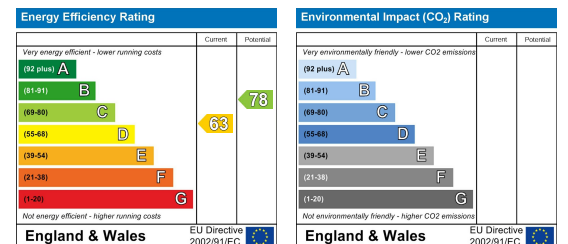
## Floor Plan



## Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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