



## 21 Bakewell Drive

Castle Donington, Derby, DE74 2NF

Offers In Excess Of £250,000



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## Property and Village

Detached chalet style home which has been modified and upgraded by the present vendors. Situated in this popular location within Castle Donington, the property is presented very good standard and briefly comprises of side entrance hall, guest cloakroom, generous sized lounge, modern fitted kitchen diner, conservatory, two bedrooms, family shower room. The subject property is complemented by double glazing and gas fired central heating boiler with central heating system. Off road parking and easily maintainable rear garden. The property is close to the local amenities. Early viewing highly recommended.

## Accommodation

### Lower Floor

#### Hallway

The property is accessed via the tarmac driveway to the composite door side entrance opening to the hallway with central heating radiator. Stairs rising. Useful under stair cupboard. Doors leading off.

#### Guest Cloakroom

With Pvc framed double glazed window to side, Cloakroom set comprising of Wc and wash hand basin combination.

#### Lounge

17'2" x 13'9" (5.25 x 4.20)

Generous lounge with Pvc framed double-glazed windows to front and side with fitted blinds. Feature fireplace with black slate surround and hearth, housing a multi fuel burner. Two sets of central heating radiators.

#### Kitchen diner

17'2" x 11'8" (5.25 x 3.56)

With a range of wall and base units of solid Oak (Howdens) complementing work surface with integrated induction hob, stainless steel extractor fan and hood over. Oven built under. Inset stainless steel sink and drainer. Integrated slimline dishwasher. Plumbing for washing machine. Under counter fitted freezer, space for further white goods. Central heating radiator. Pvc framed double glazed window to rear and side with fitted blinds. Matching Patio doors to conservatory.

#### Conservatory

10'0" x 9'10" (3.05 x 3.0)

With a construction of brick plinth with Pvc framed double glazed units, fitted blinds. Matching doors opening to the gardens.

### Upper Floor

#### Landing

With access to the roof space. Velux type window over the dog leg staircase. Rooms leading off

#### Bedroom One

14'1" x 11'5" (4.30 x 3.50)

With Pvc framed double glazed window to rear and fitted blinds. Central heating radiator. Eave storage. Further two useful store cupboards.

#### Bedroom Two

12'3" x 11'6" (3.75 x 3.52)

With Pvc framed double glazed window to front and fitted blinds. Central heating radiator. Eave storage. Fitted wardrobes.

### Family Shower Room

With fully tiled fitted shower cubicle, housing the Mira Sport electric shower. Vanity unit comprising of inset wash hand basin, storage facilities and WC. Chrome towel rail. Pvc framed double glazed opaque to side.

### Outside front.

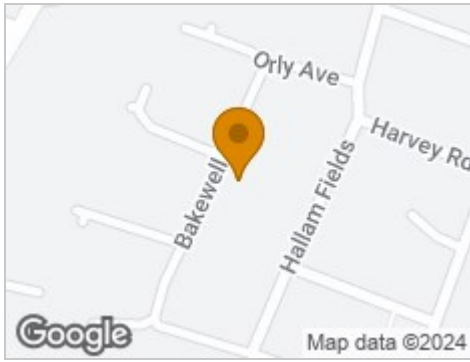
The property is set back for the road and ia ccess via the tarmac driveway leading to the main side entrance door, The driveway offers ample off road parking.

### Outside Rear

To the rear is a low maintenance garden with a hardstanding terrace and pathway leading to the driveway. A few steps rise to the sun terrace and the garden out buildings. There are beds of mature plants and shrubs. The garden is enclosed by panelled fencing and hedgerow boundaries.



## Road Map



## Hybrid Map



## Terrain Map



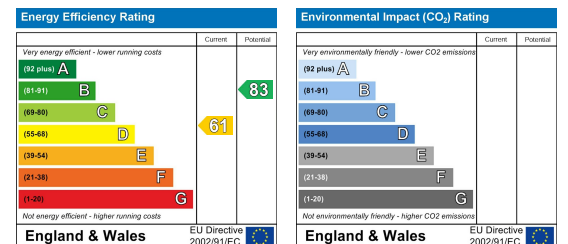
## Floor Plan



## 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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