



21 Orchard Avenue

Castle Donington, Derby, DE74 2JZ

Offers In Excess Of £230,000



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Property & Village

Mature semi-detached property situated in this ever-popular cul de sac location. Ideally suiting the first-time purchase, accommodation includes entrance hall, lounge, dining kitchen, three bedrooms and bathroom. Detached garage, off road parking, Gardens to the fore and rear. Viewing is recommended.

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 railways 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

Lower Floor

Entrance and Hallway

The property sits back from the road and is accessed via the hardstanding driveway leading to the UPVC framed entrance door. opening to hallway with central heating radiator, stairs rising to the first floor.

Lounge

15'11" x 14'0" (4.87 x 4.29)

With UPVC framed double glazed window with central heating radiator, feature fireplace housing electric fire, useful generous sized understair cupboard.

Kitchen Diner

16'8" x 7'10" (5.09 x 2.40)

With UPVC framed double glazed window and matching UPVC framed double glazed sliding doors to gardens door . A range of wall and base units, complementing work surfaces with inset stainless steel sink and drainer, integrated electric hob, under counter built-in oven, plumbing for washing machine, space for further white goods and dining furniture and central heating radiator. Wall mounted Ferroli Modena gas fired central heating boiler.

Upper Floor

Landing

Bedroom One

12'0" x 9'11" (3.68 x 3.03)

With UPVC framed double glazed window, access to the roof space and central heating radiator.

Bedroom Two

11'9" x 9'11" (3.59 x 3.03)

With UPVC framed double glazed window , fitted wardrobes and central heating radiator

Bedroom Three

8'9" x 6'9" (2.68 x 2.06)

With UPVC framed double window and central heating radiator.

Family Bathroom

7'10" x 6'9" (2.39 x 2.06)

With UPVC framed double glazed opaque window, a suite comprising of panelled bath with Triton electric shower over, pedestal wash hand basin, WC, airing cupboard and central heating radiator.

Fore Gardens

The property sits back from the road and is accessed via the hardstanding driveway leading to the front door, fore garden benefits from an area of lawn, driveway continues to the side of the house to secure timber hinged gate, then onto the garage and rear gardens.

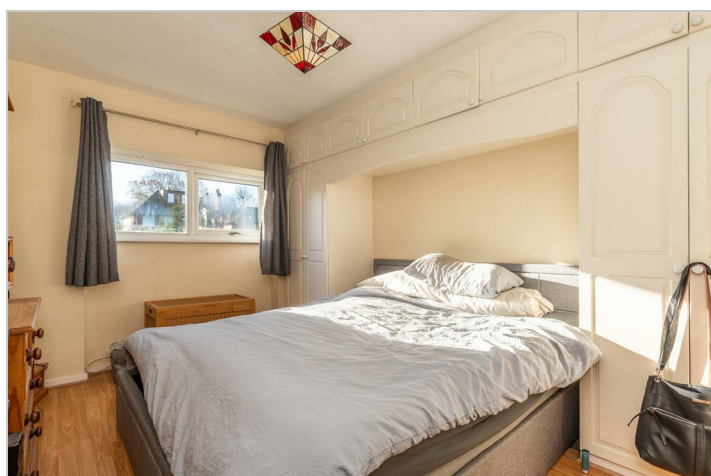
Rear Garden

With hardstanding terrace providing pathway to the garage, side and front elevations, raised area of traditional lawn and paved patio area, all enclosed by panelled fencing.

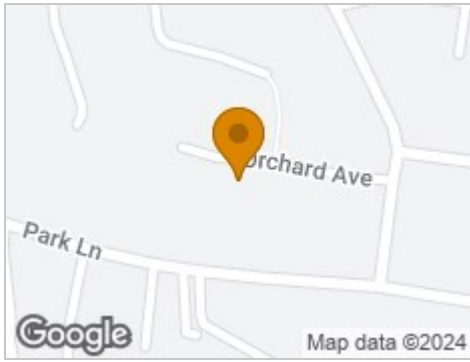
Garage

16'2" x 9'8" (4.94 x 2.96)

With secure door, power and light.



Road Map



Hybrid Map



Terrain Map



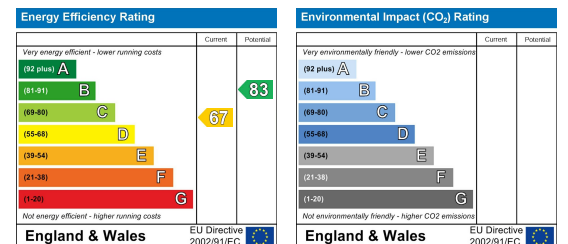
Floor Plan



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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