

# Piper Avenue, Castle Donington, Derby,



- ❑ Modern detached Bloor built family home
- ❑ Hemsley style. Cul de sac location
- ❑ Built over three floors
- ❑ Entrance hall, Lounge, guest cloakroom, separate utility
- ❑ Attractive and contemporary dining kitchen with integrated appliances
- ❑ Four bedrooms with two en suites
- ❑ Modern family bathroom

23-25 Borough  
Street, Castle  
Donington, Derby,  
Derbyshire, DE74 2LA

Tel: 01332 811333  
ask@marbleproperty.co.uk  
www.marbleproperty.co.uk

Asking Price £375,000



**PROPERTY & VILLAGE** Nicely presented detached family property built to an attractive "Hemsley" specification by Bloor Homes in The Hemsley style. Built over three floors, situated in a cul de sac setting, the property includes entrance hall with guest cloakroom, separate utility, lounge, contemporary dining kitchen, four bedrooms (master and bedroom two with en-suite) and family bathroom. Rear gardens and detached garage, off-road parking for a number of vehicles.

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

### GROUND FLOOR

**ENTRANCE HALL** The property sits back from the road and is accessed via driveway leading to composite front door opening to hallway with central heating radiator, rooms leading off and stairs rising to the first floor. Useful under stairs cupboard.

**LOUNGE** 15' 2" x 11' 3" (4.62m x 3.43m) With uPVC framed double glazed bay window. Central heating radiator. Wall mounted electric fire.

**KITCHEN/DINER & SUN LOUNGE** 20' 4" x 14' 6"

(6.2m x 4.42m) With a range of units at eye and base level providing work surface, storage and appliance space. One and a quarter bowl sink unit with mixer tap over, integrated fittings including built in extractor fan and hood over, built in electric oven, fridge and freezer, dishwasher. Double glazed window to the rear elevation, central heating radiator, The dining area with feature glazed roof, double glazed windows and French doors. Central heating radiator space for a kitchen table.

**UTILITY ROOM** 4' 0" x 4' 10" (1.22m x 1.47m) With cupboard space at eye level and work surface. Cupboard housing the gas central heating boiler, further white good space.

**GUEST CLOAKROOM** With uPVC framed double glazed opaque window. Wall mounted fitted wash hand basin. WC. Extractor fan.

### FIRST FLOOR

**BEDROOM TWO** 12' 5" x 10' 4" (3.78m x 3.15m) With uPVC framed double glazed windows to rear elevation. Fitted wardrobes with sliding door. Central heating radiator.

**ENSUITE** With uPVC framed double-glazed opaque window. Walk in tiled shower cubicle housing the mains fed shower, extractor fan. Fitted wash hand basin, WC. Centrally heated towel rail

**BEDROOM THREE** 10' 6" x 10' 11" (3.2m x 3.33m) With uPVC framed double glazed window to front.



Central heating radiator.

**FAMILY BATHROOM** With uPVC framed double glazed window to side. Full suite comprising tiled shower cubicle housing mains fed shower. Panelled bath with shower attachment fitted. WC. Wall mounted fitted wash hand basin. Extractor fan and centrally heated towel rail

## UPPER FLOOR

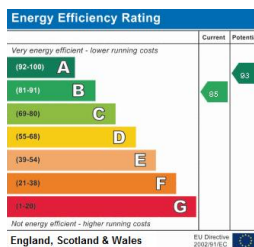
**AIRING CUPBOARD** Useful space for storage.

**MASTER BEDROOM** 15' 3" x 10' 6" (4.65m x 3.2m)  
With uPVC framed double glazed window to front.  
Fitted wardrobes with mirror fronted sliding doors.  
Central heating radiator.

**ENSUITE** With uPVC framed double-glazed window. A suite in white comprising of wash hand basin and w.c. walk in shower cubicle. Extractor fan, Chrome heated towel rail.

**OUTSIDE** The property sits back for the road, offering a driveway leading to the single garage. Off road parking.

To the rear and enclosed garden with lawn and plant borders. Hard standing patio. Side gate to driveway and garage.

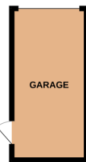
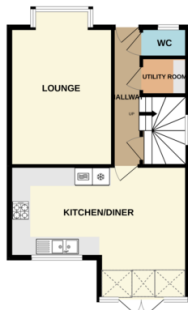


Marble Property Services for itself and as agent for the vendor give notice that

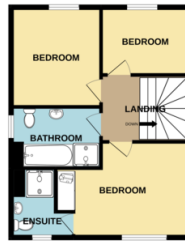
- 1) These particulars are only a general outline for intending purchasers and do not constitute in whole or part an offer or a contract.
- 2) Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.
- 3) No statement in these particulars is to be relied upon as a statement or representation of fact.



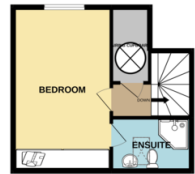
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.  
 Made with Metroplan ©2022