



4 Fox Road

Castle Donington, Derby, DE74 2UN

Offers Over £375,000



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Front Aspect

To the front of the property is a spacious, well maintained driveway offering parking for approximately 3 cars, side access to the rear aspect and access through uPVC door into the spacious hallway.

Entrance Hallway

A tastefully extended hallway having wooden flooring, stairs rising to first floor and offering access to the lounge, ground floor cloakroom and kitchen.

Lounge

A spacious reception room with an abundance of light. Having wooden effect laminate flooring, TV aerial, bay window to front aspect, central heating radiators and feature log burning stove with surround.

Downstairs Cloakroom

A contemporary designed space having low level W/C, heated towel rail, sink with storage and vinyl flooring.

Kitchen

Having a range of wall, drawer and base units, freestanding electric range oven and gas hob with extractor fan over, breakfast bar and wooden effect laminate flooring.

Utility Room

Having doorway to rear aspect, central heating radiator, window to side aspect, built in storage cupboards one of which houses combi boiler, space for fridge/freezer, shelving and wooden effect laminate flooring.

Reception room two

Currently used as a spacious dining space/conservatory having wood effect laminate flooring, central heating radiator, French doors leading to the rear aspect and windows to rear and side aspects.

Reception room three

An ideal playroom or man-cave... having carpeted flooring, central heating radiator, window to front aspect and TV aerial.

Landing

Take the carpeted stairs rising to the first floor landing which offers access to all bedrooms and family bathroom.

Master Bedroom

A large double bedroom having built in storage cupboards with shelving and hanging rail, central heating radiator, wooden effect laminate flooring, window to front aspect and TV aerial point.

En-Suite

Having floor to ceiling tiles, heated towel rail, hand basin with storage, W/C, rain fall shower unit, shaving point, built in storage cupboard with shelving, tiled flooring and window to front aspect.

Bedroom two

Another good sized double bedroom having wooden effect laminate flooring, built in storage cupboard, window to rear aspect, TV aerial point and central heating radiator.

Bedroom three

Another double bedroom with built in wardrobe,

window to rear aspect, central heating radiator and wooden effect laminate flooring.

Bedroom 4/Office

Currently used as a useful home office space and offering shelving and desk space, window to the rear aspect, central heating radiator and wooden effect laminate flooring.

Family Bathroom

The family bathroom has floor to ceiling tiles, hand basin with storage, W/C, heated towel rail, large bath, tiled flooring and window to rear aspect.

Rear aspect

A well landscaped and private space offering artificial lawn with decorative gravel boarder to level one, raised decking area ideal for entertaining, Artificial lawn to the higher level, access to the newly installed garden room and a selection of trees offering privacy.

The property also benefits from an outdoor tap and power.

Garden Room

Currently used as another home office space, this

modern and newly installed garden room offers flexible usage!

Having heater/air-con unit, power and lighting, contemporary designed built in storage cupboards with undercounter fridge and wooden flooring.



Road Map



Hybrid Map



Terrain Map



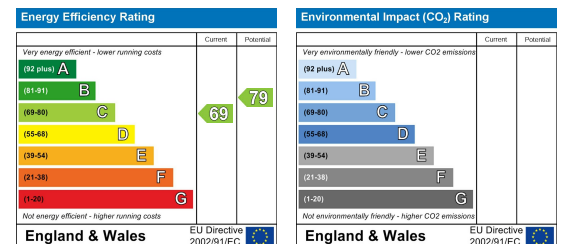
Floor Plan



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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