



3 Bed House - Detached

24 Geraldine Way
Castle Donington
DE74 0AE

Offers Over £300,000

Fletcher
& Company

24 Geraldine Way
Castle Donington
DE74 0AE



- Beautiful Detached Property - Viewing Essential - Desirable Location
- Driveway & Single Garage
- South Facing Garden Featuring Lawn and Extended Patio
- Double Glazed & Gas Central Heating
- Entrance Hall with Guest Cloakroom
- Lounge
- Open Plan Dining Kitchen with Built-in Appliances
- Principal Bedroom with Fitted Wardrobes & En-suite Shower Room
- Three Bedrooms
- Well-Appointed Bathroom

PRIVATE POSITION & NO CHAIN - Immaculately presented, three bedroom, en-suite detached residence occupying a popular location on the William Davis, Regency Park estate in Castle Donington.

This is a particularly well positioned, modern, three bedroom, detached residence tucked away off the road on Geraldine Way. The property is set back behind a grass verge incorporating a footpath with no through traffic. It is located at the end of a cul-de-sac and features a tandem driveway to the side and a single garage.

To the rear of the property is a south facing, enclosed, lawned garden with patio.

The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge, open plan dining kitchen to rear with French doors opening onto south facing garden. The principal bedroom has fitted wardrobes and an en-suite shower room and there are two further bedrooms and well-appointed bathroom.

The property also benefits from a Hive heating system and is alarmed for security.

Please note: There are 8 years NHBC remaining on this property.





The Location

Castle Donington is a very popular small town located on the Derbyshire Leicestershire border. An historic town with a bustling high street which has a variety of shops, restaurants, bars and cafes. Further amenities include a GP practice, dentist and opticians. The property has excellent transport links to the A50, M42, M1 (J24), East Midlands airport and East Midlands Parkway train station. There is a bus service to Derby, Nottingham, Loughborough, Leicester and Nottingham's park and ride is just a short trip away. Castle Donington has three primary schools and a secondary school. The independent schools of Trent College and The Elms are also conveniently located close by.

Accommodation

Ground Floor

Entrance Hall

16'1" x 3'10" (4.91 x 1.18)

A panelled and double glazed entrance door provides access to hallway with central heating radiator, staircase to first floor and understairs storage cupboard.

Fitted Guest Cloakroom

4'11" x 2'9" (1.50 x 0.86)

Appointed with low flush WC, pedestal wash handbasin, central heating radiator and double glazed window to front.

Lounge

16'0" x 10'7" (4.90 x 3.24)

Having a central heating radiator and double glazed window to front.

Open Plan Dining Kitchen

18'0" x 10'3" (5.51 x 3.13)

Kitchen Area

Comprising stylish preparation surfaces, matching upstands, inset stainless steel sink unit with mixer tap, fitted base cupboard and drawers, complementary wall mounted cupboards, inset four plate gas hob, built-in oven beneath with extractor hood over, integrated fridge freezer and dishwasher, appliance space useful for washing machine and recessed ceiling spotlighting.

Dining Area

With double glazed window to rear, central heating radiator, recessed ceiling spotlights, double glazed window to side and matching French doors to garden.

First Floor Landing

11'10" x 6'2" (3.61 x 1.88)

A semi-galleried landing.

Bedroom One

12'8" x 9'5" (3.87 x 2.89)

Having fitted wardrobes, central heating radiator and double glazed window to front.

Well-Appointed En-suite

9'9" x 3'3" (2.99 x 1.01)

A well-appointed en-suite with low flush WC, half pedestal wash handbasin, shower cubicle with integrated shower, ladder style radiator and shaver point.

Bedroom Two

10'4" x 9'10" (3.15 x 3.02)

With central heating radiator and double glazed window to rear.

Bedroom Three

8'4" x 8'3" (2.56 x 2.54)

With central heating radiator and double glazed window to front.

Bathroom

7'9" x 6'2" (2.38 x 1.88)

Partly tiled with a white suite comprising low flush WC, half pedestal wash handbasin, panelled bath with shower attachment, central heating radiator, recessed ceiling spotlights and double glazed window to rear.

Outside

To the rear of the property is south facing garden with an extended patio, good size lawn and gravelled section behind the garage, ideal for a timber shed. There is gated access to side leading to a tandem driveway and single garage.

The garage has power and lighting.

Council Tax Band D



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

T: 01332 300558
E: derby@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(A) plus A	95	95	
(B) plus B	84	84	
(C) plus C			
(D) plus D			
(E) plus E			
(F) plus F			
(G) plus G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Fletcher
& Company