



5 Canberra Close

Castle Donington, Derby, DE74 2AF

Offers In Excess Of £300,000



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Location

Located on an extremely quiet and sought after cul-de-sac upon a modern, residential estate within the village of Castle Donington, this property will not disappoint! Having been lovingly maintained by the current owners to an extremely high standard throughout, the property is ready to move into with no upward chain and the added benefit of optional white goods/household items that can remain at the property to make your move even easier! (by separate negotiation)

The residential estate sits to the edge of the village but is still within walking distance to all of the fabulous local amenities Castle Donington has to offer! Castle Donington also benefits from excellent road links making it the ideal location for the commuter!

Front Aspect

The property sits on a well maintained, friendly cul-de-sac and this property is certainly no exception!

To the front of the property you will find a well groomed fore garden, access to the driveway parking and garage and also access to the property via uPVC front door with attractive portico over.

Entrance Hall

A warm welcome awaits as you step into the spacious entrance hallway which offers carpeted stairs rising to the first floor, access to the cloakroom/WC, access into the lounge and also the kitchen/dining space, central heating radiator and uPVC double glazed window to the side aspect of the property.

Lounge

14'1" x 10'10" (4.30 x 3.31)

Well appointed with space for all of the family, the lounge benefits from an abundance of natural light from the uPVC double glazed window to the front aspect, central heating radiator, TV point and plush carpeted flooring.

Cloakroom/WC

A modern two piece suite comprising hand basin with mixer tap over, central heating radiator and dual flush WC.

Kitchen/Dining Space

14'4" x 11'6" (4.38 x 3.51)

The perfect space for all of the family having a range of sleek wall, drawer and base units with complimenting worktops and tiled splashbacks, integrated hob, dual oven/grill, dishwasher and fridge/freezer, inset sink with mixer tap over, central heating radiator, space for dining table, uPVC French doors leading to enclosed rear garden and access to utility.

Utility

9'3" x 3'3" (2.83 x 1)

Having space and plumbing for washer and dryer, wall mounted gas central heating boiler (full service history) and matching base units with complimenting worktop.

Landing

Take the carpeted stairs rising to the first floor leading to the landing which offers access to all bedrooms, family bathroom and loft via hatch. The landing also benefits from a good sized airing cupboard which offers handy storage space.

Master Bedroom

11'3" x 9'1" (3.45 x 2.78)

A good sized, stylish double bedroom having fitted wardrobes, uPVC window to front aspect, central heating radiator and access through to the en-suite.

En-suite

A modern fitted 3 piece suite having shower cubicle, hand basin and WC. The en-suite also benefits from a central heating radiator, extractor fan and frosted uPVC double glazed window to the front aspect.

Bedroom Two

Another double bedroom having central heating radiator and uPVC double glazed window to the rear aspect.

Bedroom Three

9'8" x 7'7" (2.95 x 2.33)

Another good sized space with central heating radiator and uPVC double glazed window to the rear.

Bathroom

Having bath with mixer tap over, hand wash basin, WC, shaving point, heated towel rail, extractor fan and uPVC double glazed frosted window to the side aspect.

Rear

To the rear of the property lies a well maintained, split level, private enclosed garden which is mainly laid to lawn on two separate levels, with gated access to garage which offers up and over door, power and lighting and driveway.

MONEY LAUNDERING REGULATIONS -

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Road Map



Hybrid Map



Terrain Map



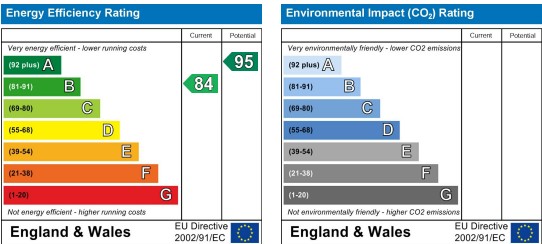
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.