



## 11 Frost Fields

Castle Donington, Derby, DE74 2EF

Offers In Excess Of £200,000





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## PROPERTY & VILLAGE

Attractively presented Barratt built semi detached home, located on this ever popular development. The subject property briefly comprises of hallway, guest cloakroom, lounge, Kitchen diner with fitted appliances, Two bedroom and modern bathroom, enclosed gardens to the rear, generous driveway, recently built detached garage divided into two sections utility and workshop area and section two set up as home gym, could possibly be converted to home office. Ideal for the first time buyer.

Castle Donington itself is a vibrant location with a high standard of amenities including shops, post office, doctors surgery, pharmacy, supermarket, 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. Castle Donington still encourages great community spirit and life.

## ACCOMMODATION

### LOWER FLOOR

#### ENTRANCE HALL

With composite part double glazed front door opening to hallway with central heating radiator and guest cloakroom leading off.

#### GUEST CLOAKROOM

With Opaque UPVC framed double glazed window, a suite comprising a fitted corner pedestal wash hand basin, WC and central heating radiator.

### LOUNGE

13'3" x 11'5" (4.04 x 3.48)

With UPVC framed double glazed window to the front elevation, central heating radiator, with feature fireplace timber surround, ceramic insert housing electric fire. Stairs rising to the first floor,.

### KITCHEN/DINER

14'0" x 8'0" (4.27 x 2.44)

With UPVC framed double glazed window and matching doors opening to the decking area and rear garden. a range of units at eye and base level providing work surface, storage and appliance space. inset four ring hob, extractor hood and fan over and under counter built in oven. Plumbing for dish washing machine, stainless steel sink and drainer, cupboard housing the wall mounted central heating boiler, useful under stairs storage cupboard, space for white goods and dining furniture.

### UPPER FLOOR

#### LANDING

With doors leading to bedrooms and bathroom.

#### BEDROOM ONE

11'6" x 10'8" (3.51 x 3.25)

With Twin UPVC framed double glazed windows with fitted blinds, airing cupboard, access to the roof space, fitted wardrobes and central heating radiator.

#### BEDROOM TWO

9'10" x 8' 8" (3.00m x 2.44m 2.44m)

With UPVC framed double glazed window to garden views and central heating radiator.

## OUTSIDE.

Front: With Tarmac driveway offering parking for several vehicles.

Rear: With raised decking area, enclosed south facing garden with area of lawn surrounded by borders containing mature plants and shrubs. and patio area, side access to driveway.

## BATHROOM

With Pvc framed double glazed opaque window to side elevation. Comprising of panelled bath Hydramax shower above, hand basin with storage under. Wc, central heating radiator.

## GARAGE

16'0" x 9'4" (4.88 x 2.85)

Recently built detached garage with concrete base, brick walls, flat roof with rubberised roofing, power and light, UPVC personal access door and matching window, divided into two sections. Utility with plumbing for washing machine, workshop area, gym area, possibly be converted into home office. Powered roller shutter door.



Road Map



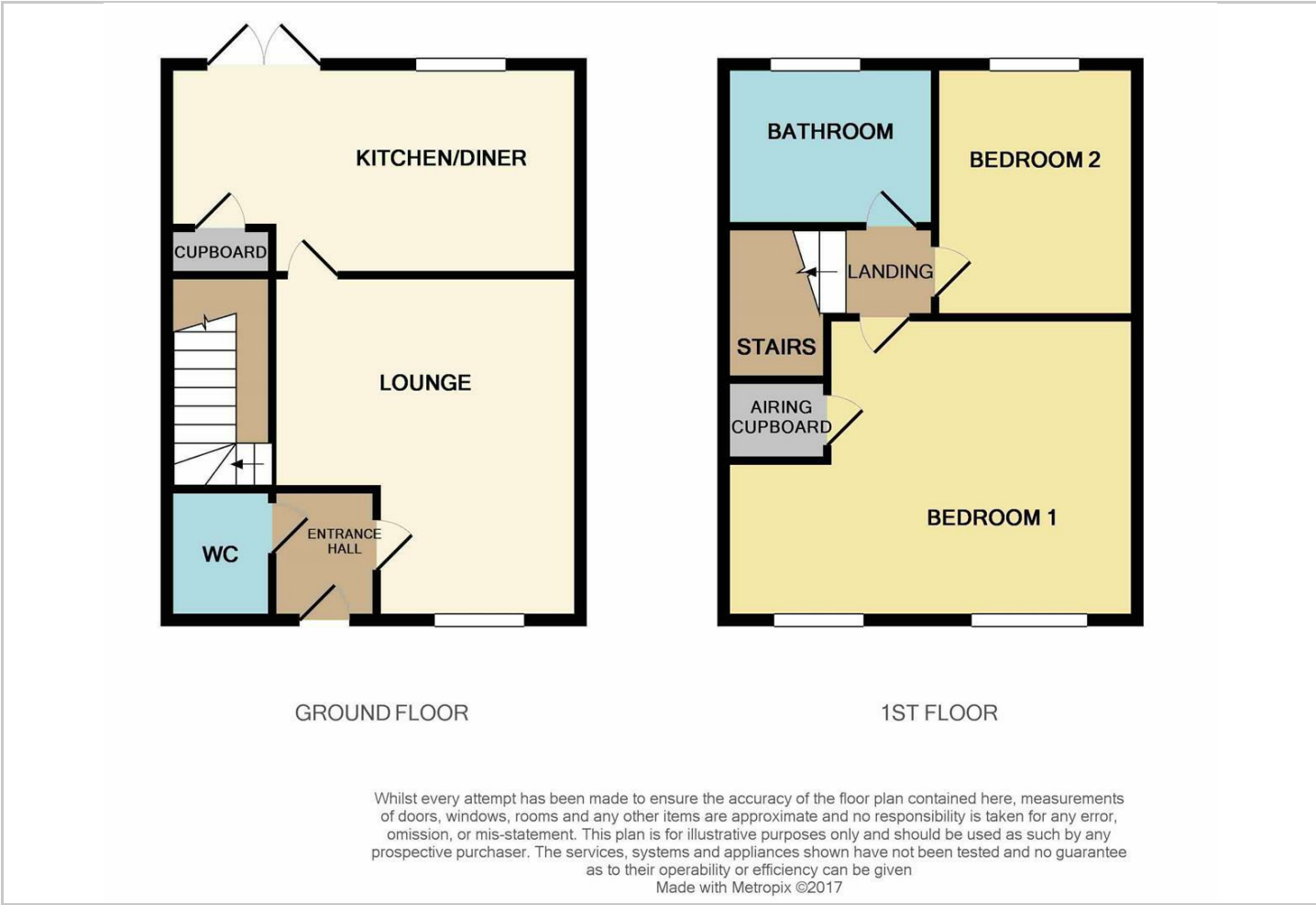
Hybrid Map



Terrain Map



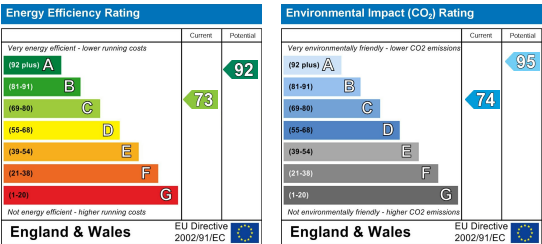
Floor Plan



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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