



## 21 Pathfinder Way, Derby, DE74 0AJ

**Offers Over £350,000**

A beautifully presented three-bedroom semi-detached home arranged over three floors, offering generous living space and a superb master suite that occupies the entire top level.

The ground floor has a welcoming, easy flow to it. A bright and comfortable lounge sits to the front, while to the rear the kitchen/diner provides a sociable and practical space with plenty of room for both everyday dining and entertaining. A downstairs WC adds convenience.

On the first floor are two well-proportioned double bedrooms, one benefiting from its own en-suite shower room, along with a modern family bathroom.

The top-floor benefits from a stand out master suite - spanning the full floor. This space offers a spacious double bedroom, a walk-in wardrobe, and an en-suite, creating a calm and luxurious environment.

Outside, the South Facing rear garden has been designed for both enjoyment and low maintenance, with flagstone patio areas ideal for outdoor seating and a lawned section. The property also benefits from a garage and driveway providing parking for two vehicles, along with a lay-by directly in front offering additional space for a further car.

A superb opportunity to acquire a spacious, well-balanced home in a popular and well-connected part of Castle Donington.

### Entrance Hall

Entrance via composite front door into hallway with wood-effect LVT flooring, gas central heating radiator, fitted alarm system, staircase rising to the first floor, and door leading to the lounge.

### Lounge



Spacious reception room with beige fitted carpet, UPVC window to the front elevation with Venetian blinds, useful under-stairs storage cupboard, gas central heating radiator.

### Kitchen/Diner



Fitted with a pebble grey shaker-style kitchen with chrome handles and wood-effect work surfaces, complemented by pink tiled splashbacks. Chrome sink with drainer and mixer tap.

Integrated SMEG gas hob with extractor over and oven below, integrated dishwasher and 60/40 fridge freezer. Space and plumbing for washing machine. Range of wall and base units providing ample storage, including cupboard housing the boiler with additional sockets suitable for small appliances.

Ample space for dining table and seating area. Double

doors with fitted curtain rail with hessian curtain opening onto the rear garden and door leading to the downstairs WC. Gas central heating radiator.

### Downstairs WC



Fitted with toilet and wash hand basin. Green half-height wall panelling with floral wallpaper above. Gas central heating radiator.

### Top-Floor Master Suite

Impressive full-floor master suite with dormer window to the front elevation, creating a light and airy space with Venetian Blinds. Feature panelled wall behind the bed. Door leading to a walk-in wardrobe and en-suite. Beige fitted carpet throughout. Gas central heating radiator.

### Walk-In Wardrobe

Beige fitted carpet. Hanging poles with shelving above on either side. Velux-style window providing natural light and access to eaves storage.

### Master En-Suite



Three piece bathroom with fitted with shower cubicle, WC, and wash hand basin. Wood-effect LVT flooring. Velux-style window providing natural light. White heated towel rail.

## Bedroom 2



Double bedroom with beige carpet, fitted wardrobe, gas central heating radiator, double-glazed window to the rear elevation and Venetian blinds. Door leading to en-suite.

## Bedroom 2 En-suite



Fitted with WC, wash hand basin, and shower cubicle with chrome mains-fed mixer shower. White heated towel rail, wood effect LVT flooring, and fully tiled shower surround in grey tile.

## Family Bathroom



Impressive Four-piece suite comprising WC, wash hand basin, bath, and shower cubicle with grey tiled surround and chrome bar mixer shower. Wood-effect LVT flooring, Venetian blinds to the window and heated towel rail in white.

## Bedroom 3



Currently being used as an office - double bedroom with beige carpet, fitted wardrobe, gas central heating radiator, double-glazed window to the front elevation and Venetian blinds.

### Garden



Flagstone patio area accessed from the kitchen/diner, providing space for seating. Lawn area with hanging baskets and trellis on the fence/wall, fitted with chrome up/down lights. Side gate giving access to the driveway. Complete with CCTV cameras

### Driveway



Tandem driveway at the side of the property providing off-road parking for two vehicles, located in front of the garage.

### Garage

Single garage with up-and-over door. Fitted with power and lighting.

### Lay-By

Private layby in front of the property, included within the boundaries, providing an additional off-road parking space for a third vehicle.

### The Property

With spacious accommodation spread over 3 storeys, this property is the ideal home with plenty of practical space and a stylish and modern finish. Complete with an alarm system and CCTV.

The property is situated on a private road on Pathfinder Way, in the sought-after village of Castle Donington, you'll enjoy a fantastic mix of amenities including shops, cafés, pubs, leisure facilities and everyday essentials. Well-regarded schools such as Foxbridge Primary School, St Edward's, Orchard Community Primary and Castle Donington College are close by. Commuters benefit from excellent links to the M1, A50, East Midlands Airport and East Midlands Parkway.

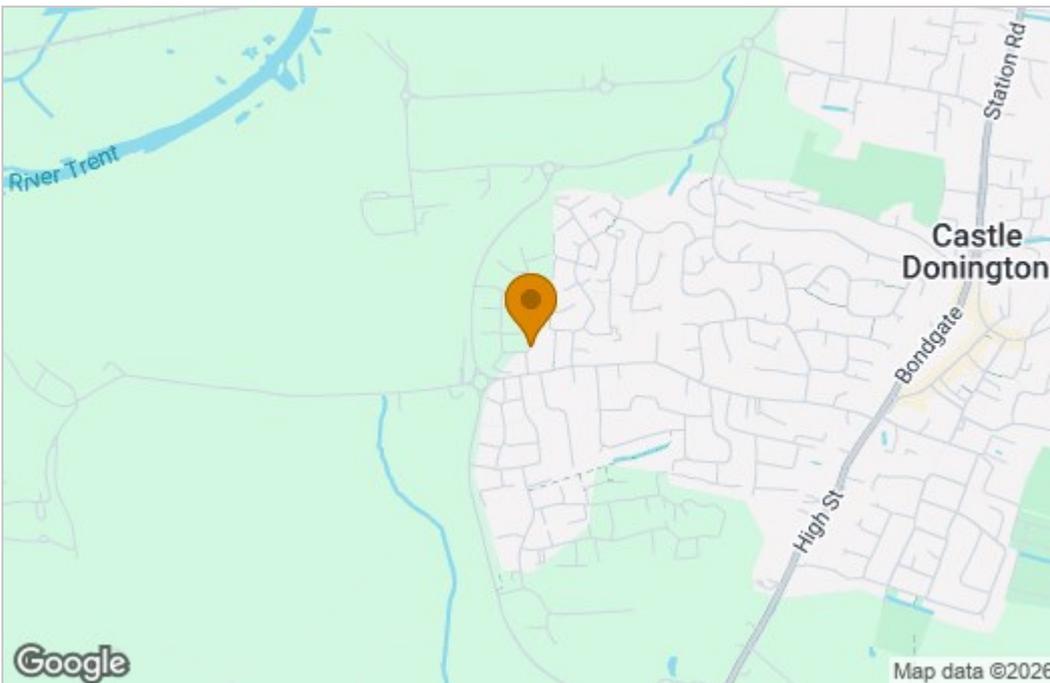
## Floor Plan



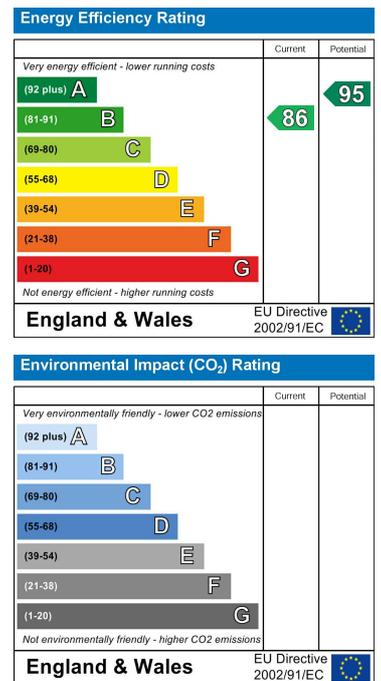
**TOTAL: 1329 sq. ft**  
 1st floor: 528 sq. ft, 2nd floor: 480 sq. ft, 3rd floor: 321 sq. ft  
 EXCLUDED AREAS: LOW CEILING: 17 sq. ft, WALLS: 95 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

## Area Map



## Energy Efficiency Graph



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