



## 9 Cheribough Road, Derby, DE74 2RY

**Asking Price £490,000**

A Beautifully Appointed Four-Bedroom Detached Home on Cheribough Road, Castle Donington

This superb four-bedroom detached home occupies a sought-after position and offers generous, well-considered accommodation throughout.

The property opens into a welcoming entrance hall, generous in size and thoughtfully designed, featuring a seating nook beneath the stairs — a practical yet charming space for everyday use. From here, the home flows into a stunning kitchen and dining room, finished to a high standard and designed with both function and entertaining in mind. The kitchen is fitted with a double oven, wine fridge and striking feature extractor fan, while the spacious dining area is flooded with natural light and opens out through bi-fold doors to the rear garden, creating a seamless connection between inside and out.

A separate living room provides a warm and inviting retreat, with soft carpeting and a log burner forming a natural focal point — ideal for relaxing evenings along with a separate family room which could be used as a formal dining space, play room or family room.

Upstairs, the first floor offers four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite, while the remaining bedrooms are served by a beautifully finished family bathroom, presented with

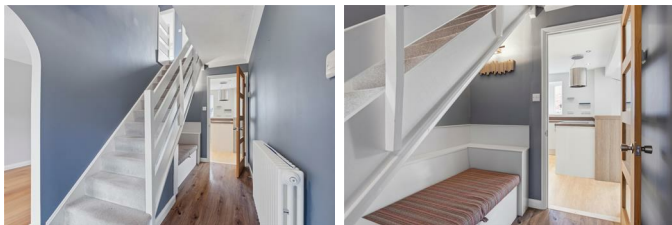


Entrance Porch 6'3 x 3'6 (1.91m x 1.07m)



Double door porch, tiled flooring, space for coats and shoes

Entrance Hallway 6'2 x 13'7 (1.88m x 4.14m)



A welcoming and generously proportioned entrance hall sets the tone for the home. Thoughtfully designed, it features a charming seating nook beneath the stairs, ideal for everyday practicality with space for coats and shoes.

Family Room/Formal Dining Room 8'6 x 17'7 (2.59m x 5.36m)



A further reception room provides excellent flexibility and is perfectly suited for use as a family room, playroom or home cinema. This versatile space allows family life to be enjoyed without compromising the more formal living areas.

Living Room 12'5 x 18'3 (3.78m x 5.56m)



The main living room is a warm and inviting space, beautifully carpeted and centred around a log burner that provides a cosy focal point. This room offers an ideal retreat for relaxing evenings and quieter moments.

Kitchen/Diner 15'0 x 10'11 + 12'9 x 10'2 (4.57m x 3.33m + 3.89m x 3.10m)



The heart of the home is the stunning kitchen and dining room, finished to a high standard and designed with both style and functionality in mind. The modern kitchen is fitted with a double oven, wine fridge and an eye-catching feature extractor fan, offering a sleek and contemporary feel. The spacious dining area is flooded with natural light and benefits from bi-fold doors that open directly onto the rear garden, creating a seamless indoor-outdoor living space ideal for entertaining.

Utility Room 7'11 x 7'6 (2.41m x 2.29m)



A separate utility room sits conveniently off the kitchen, providing additional storage and space for laundry appliances, helping to keep the main living areas clutter-free and well organised.

**Downstairs Shower Room 7'6 x 6'9 (2.29m x 2.06m)**



Completing the ground floor is a stylish shower room, finished to a high standard and ideal for guests, busy family life or use in conjunction with the family room.

**Landing 12'9 x 8'2 (3.89m x 2.49m)**



The first-floor landing is bright and spacious, providing a welcoming transition between the rooms and offering additional space for storage or decorative touches.

**Master Bedroom/En-Suite 12'0 x 16'4 (3.66m x 4.98m)**



The principal bedroom is a generous, beautifully appointed space, enjoying an en-suite shower room and offering a peaceful retreat.

**Bedroom Two 12'0 x 11'5 (3.66m x 3.48m)**



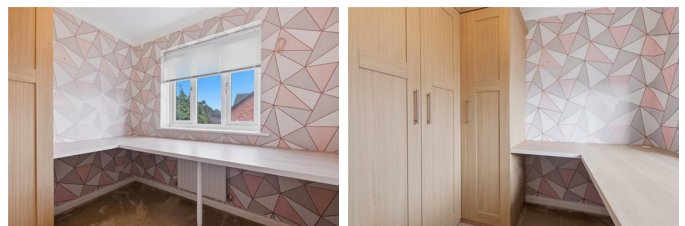
A spacious second bedroom, versatile in its use and benefiting from natural light and a tranquil feel.

**Bedroom Three 8'6 x 10'9 (2.59m x 3.28m)**



Another well-proportioned bedroom, ideal for a child, guest room, or home office.

**Bedroom Four 8'4 x 8'2 (2.54m x 2.49m)**



A fourth good-sized bedroom, offering flexibility for a nursery, study, or additional guest accommodation.

**Family Bathroom 6'7 x 7'10 (2.01m x 2.39m)**



The family bathroom is tastefully styled and finished to a high standard, offering a calm and refined space with elegant décor and quality fittings.

## Outside



Externally, the property enjoys a good-sized, private rear garden offering a high degree of seclusion and an ideal setting for outdoor dining, entertaining, or family use. To the front, a driveway provides off-road parking and leads to a garage, completing the home's practical appeal.

## Location

Castle Donington is a highly regarded village offering a range of local amenities including independent shops, cafés, pubs and well-regarded schools. The area is particularly popular with commuters thanks to excellent transport links, with easy access to the M1, A42 and A50, East Midlands Airport close by, and East Midlands Parkway railway station providing direct rail connections to major cities.



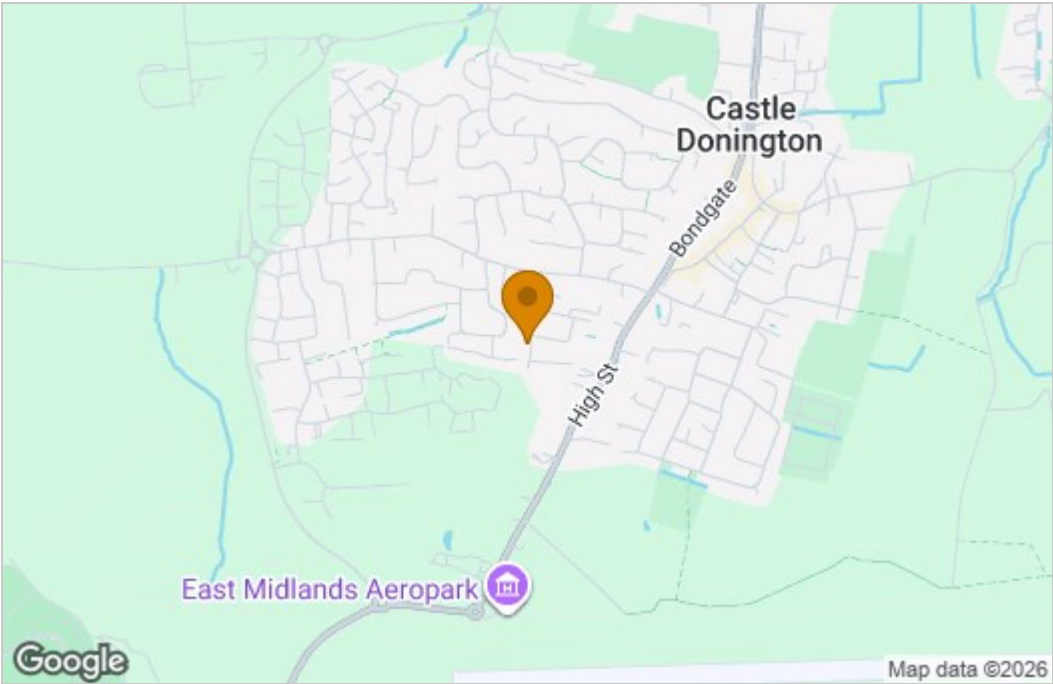
Floor Plan



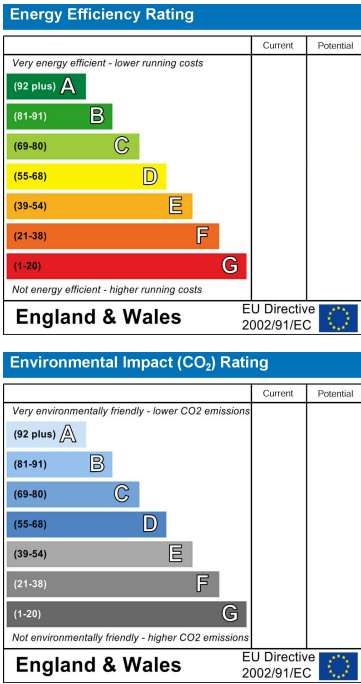
**TOTAL: 1642 sq. ft**  
1st floor: 890 sq. ft, 2nd floor: 752 sq. ft  
EXCLUDED AREAS: SCREENED PORCH: 22 sq. ft, FIREPLACE: 5 sq. ft, WALLS: 130 sq. ft

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

Area Map



Energy Efficiency Graph



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