



36 Ferrers Close

Castle Donington, Derby, DE74 2QW

Offers In Excess Of £255,000



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Village And Location Of Property

Tucked away on a quiet cul-de-sac yet within walking distance to amenities such as the local schools and shop. The village centre can be accessed on foot or via a short drive where you will find a high standard of amenities including a variety of independent shops, pubs, restaurants, a doctors surgery, pharmacy, supermarkets and petrol filling station. For the commuter East midlands airport, Parkway railway station and the national motorway network are all readily accessible. The Sky link bus park is a short walk from the property providing 24 access to Derby, Nottingham and Leicester.

Front Aspect

To the front of the property offers ample driveway parking and access via uPVC door into the property.

Hallway

Enter the property via uPVC doorway into the hallway which offers access to lounge, kitchen/dining space, inner hallway and has a central heating radiator and carpeted stairs rising to first floor.

Lounge

A spacious yet cosy lounge with wooden flooring, window to front aspect offering an abundance of light, central heating radiator and wall mounted gas fire.

Kitchen & Dining Space

Having a range of modern wall, drawer and base units, space for range cooker, dishwasher and fridge/freezer, sink with mixer tap over, tile effect vinyl flooring, central heating radiator and access into conservatory.

Conservatory

Having central heating radiator, space and plumbing for washing machine and other white goods and access out into the enclosed rear garden.

Inner Hallway

The inner hallway offers wood effect laminate flooring, study/office space, access to the newly installed Worcester combi boiler, doorway through to the additional bedroom/reception space and access to the ground floor shower room.

Ground Floor Bedroom/Additional Reception Space

Having window to front aspect, wood effect laminate flooring and central heating radiator.

Ground Floor Shower Room

Benefiting from underfloor electric heating, newly installed shower, W/C unit and hand basin.

Master Bedroom

A good sized double bedroom having carpeted flooring, central heating radiator and window to front aspect.

Bedroom Two

Another spacious double bedroom having window to rear, central heating radiator and carpeted flooring.

Bedroom Three

Having the option of a a built in mid sleeper bed to remain, window to front aspect, central heating radiator and carpeted flooring.

Family Bathroom

Having tile effect vinyl flooring, uPVC window to rear

aspect, bath with mixer tap and handheld shower, heated towel rail, WC and hand basin.

Rear Asoect

To the rear of the property sits an enclosed and private garden which is mainly laid to lawn with patio area.

. 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 incorrect.
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



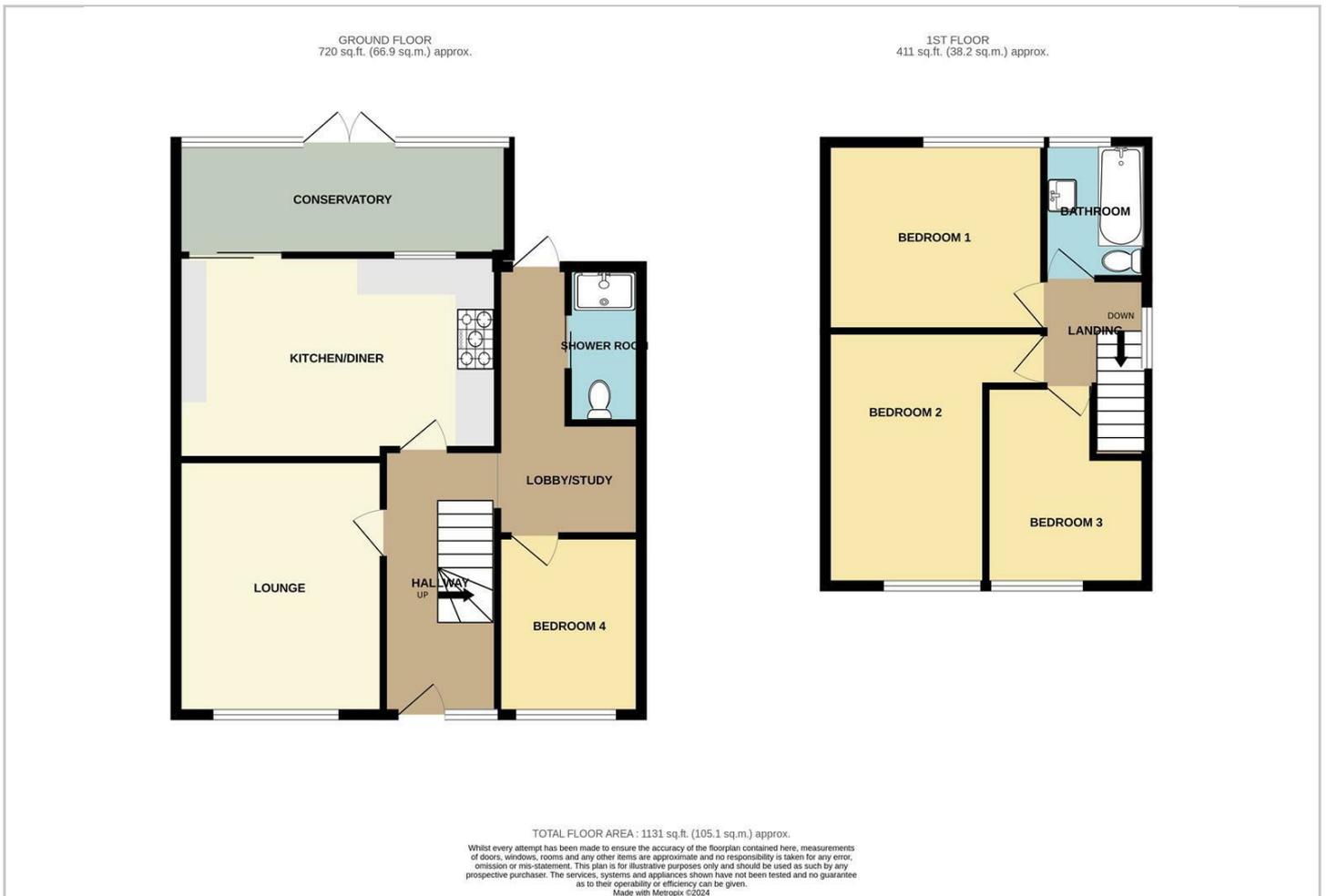
Hybrid Map



Terrain Map



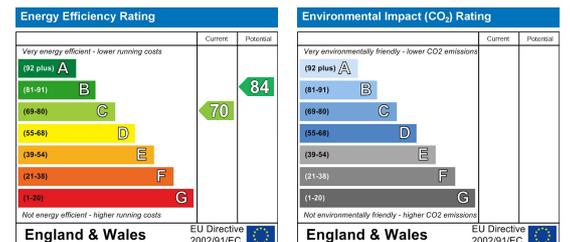
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.