



## 40 Orchard Avenue, Derby, DE74 2JZ

**£280,000**

A mature semi-detached 3 bedroom home offering extended ground floor accommodation, finished to a modern standard throughout. The property benefits from gas central heating and double glazing and briefly comprises an entrance hall, spacious lounge, open-plan kitchen/diner, office nook, utility room and downstairs WC.

To the first floor are three bedrooms and a contemporary four-piece shower room. Externally, the property enjoys off-road parking, a single garage, and an enclosed rear garden with a useful outhouse.

Centrally located in the popular and vibrant village of Castle Donington, the property is well served by a wide range of local amenities including shops, a supermarket, post office, doctors' surgery, pharmacy, pubs and restaurants just a walking distance away. For commuters, East Midlands Airport, Parkway railway station, and the national motorway network are all easily accessible, with Nottingham, Derby and Leicester reached via the 24-hour Skylink bus service.

## The Property and Village

A mature semi detached home which enjoys extended ground floor accommodation, finished to a modern standard. Briefly the gas centrally heated and double glazed property includes entrance hall, lounge, open plan kitchen diner with utility room and downstairs WC. To the first floor, three bedrooms and shower room. Off road parking, single garage and garden to the rear.

Castle Donington itself is a vibrant location with a high standard of amenities including shops, post office, doctors surgery, pharmacy, super market, pubs and restaurants. For the commuter East Midlands airport, Parkway railway 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.

### Entrance Hall

Accessed via a uPVC framed and double glazed entrance door. Stairs rising to the first floor. Central heating radiator.

### Lounge 12'10 x 15'11 (3.91m x 4.85m)

Generously sized lounge with LVT wood-effect flooring, gas central heating and a bright front-facing double-glazed window. Benefiting from useful under-stairs storage housing the combi boiler, with a wooden door leading through to the kitchen.

### Office Nook 7'10 x 6'02 (2.39m x 1.88m)

Useful walk through office nook finished with tile-effect LVT flooring and a gas central-heating radiator. Providing access through to the kitchen/diner, with a door leading to the utility room and WC.

### Kitchen/Diner 13'03 x 16'05 (4.04m x 5.00m)

Modern U-shaped kitchen fitted in 2022 with cream units and gold-effect bar handles, offering ample cupboard and drawer storage. Fitted with quartz-effect worktops and tile-effect LVT flooring. Integrated appliances include a 60/40 fridge/freezer, pull-out bins and dishwasher. Features a Belfast sink with drainer and chrome mixer tap with hand spray. Further appliances comprise a Samsung smart double oven (one incorporating a microwave), a 5-ring Bosch induction hob and Samsung extractor fan. Benefiting from gas central heating, ceiling lighting, a UPVC window overlooking the rear garden and a UPVC door providing access to the garden.

### Utility Room 4'04 x 7'08 (1.32m x 2.34m)

Accessed from the office nook, with space and plumbing for a washing machine and tumble dryer.

Fitted with a quartz-effect work surface and tiled flooring, with a door leading to the WC.

### Downstairs WC 4'07 x 7'08 (1.40m x 2.34m)

Fitted with a low-level WC and wash hand basin, with a UPVC double-glazed window providing natural light.

## First Floor

### Master Bedroom 11'10 x 9'08 (3.61m x 2.95m)

Double bedroom with double glazed window to the rear elevation, central heating radiator.

### Bedroom Two 11'9" x 9'8" (3.58m x 2.95m)

Double bedroom with double glazed window to the front elevation. Central heating radiator.

### Bedroom Three 8'8" x 5'10" (2.64m x 1.78m)

Single bedroom with double glazed window to the front elevation. Central heating radiator.

### Bathroom 6'00 7'09 (1.83m 2.36m)

Four-piece bathroom suite comprising a pebble-shaped bath with mixer tap, separate shower cubicle fitted with chrome bar shower including rainfall and handheld attachments, wash hand basin and WC. Finished with half-tiled walls and a fully tiled shower enclosure. Additional features include a white heated towel rail and an electric illuminated mirror.

## Garden

To the front of the property is a spacious driveway providing off-road parking for several vehicles. To the rear is an enclosed garden with a useful outhouse. The property also benefits from a single garage.

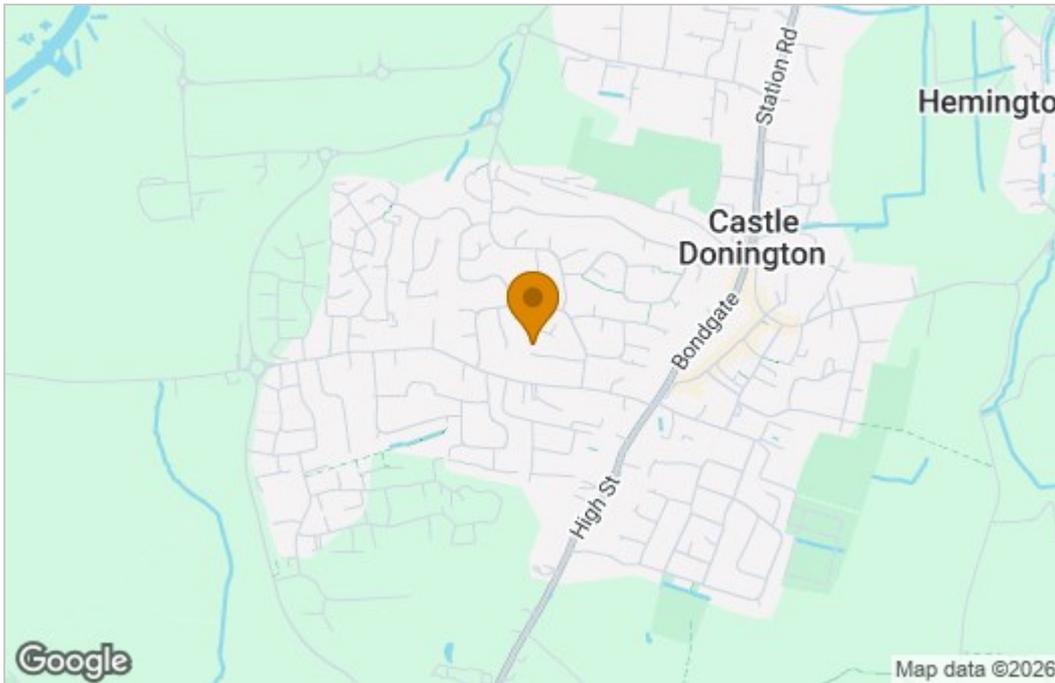
## Floor Plan



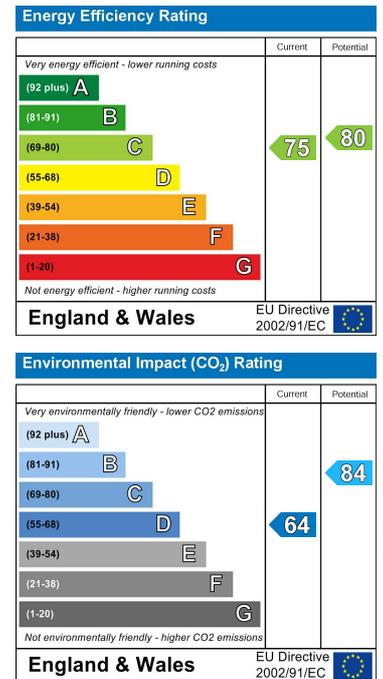
**Total: 996 sq. Ft, 92 m2**  
 1st Floor: 597 sq. Ft, 55 M2, 2nd Floor: 399 sq. Ft, 37 m2  
 Excluded Areas: Walls: 87 sq. Ft, 8 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

## Area Map



## Energy Efficiency Graph



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