

76 Craner Road, Derby, DE74 2SB

Offers In The Region Of £390,000

Situated in the highly sought-after location of Craner Road, Castle Donington, this beautifully presented four double bedroom detached home offers spacious and versatile accommodation ideal for modern family living. Conveniently positioned close to highly regarded local schools, shops and everyday amenities, the property combines comfort, style and practicality in equal measure.

The accommodation briefly comprises a welcoming entrance hall, generous lounge, contemporary fitted kitchen/diner perfect for entertaining, separate utility room and downstairs WC. To the first floor are four well-proportioned double bedrooms, including a superb master bedroom with en-suite shower room, alongside a stylish family bathroom.

Externally, the property benefits from a spacious rear garden, ideal for families and outdoor entertaining, together with a driveway providing off-road parking and an integral garage.

An excellent opportunity to acquire a spacious family home in one of Castle Donington's most popular residential locations. Early viewing is highly recommended.

Front Aspect

The property benefits from a block-paved and tarmac driveway providing ample off-road parking, access to an integral garage, and a well-maintained front lawn. The attractive bay-fronted façade and smart frontage create excellent kerb appeal, while side access leads to the rear garden.

Entrance Hall

A welcoming and well-presented entrance hall setting the tone for the rest of the home. Featuring herringbone effect linoleum flooring, carpeted stairs rising to the first floor with timber handrail and spindle balustrade, the space also benefits from a central heating radiator with decorative cover and a useful understairs storage cupboard. Internal doors provide access to the lounge and spacious kitchen/dining area, creating a practical and inviting entrance to the property.

Lounge

A beautifully presented and generously proportioned lounge featuring a bay window to the front elevation fitted with shutters, allowing plenty of natural light into the room. The lounge benefits from decorative panelled walls, fitted carpet, two ceiling pendant light fittings and a central heating radiator. A feature fireplace with timber mantel provides an attractive focal point, creating a warm and inviting living space.

Kitchen/Dining

A beautifully presented and spacious kitchen/diner, perfect for modern family living and entertaining. Fitted with a comprehensive range of matching wall and base units complemented by wood-effect work surfaces, the kitchen incorporates a stainless steel sink with drainer, integrated oven, gas hob with extractor hood over, and further integrated appliances.

The dining area provides ample space for a family-sized table and chairs, with French doors opening onto the rear garden allowing plenty of natural light to flood the room. Finished with wood-effect flooring, ceiling light fittings and a central heating radiator, the room also benefits from a doorway leading through to the utility room and guest cloakroom, adding further practicality to this superb family space.

Utility

A practical and well-presented utility room fitted with matching base units and complementary work surfaces, providing excellent additional storage and workspace. The room offers plumbing and space for white goods, wood-effect flooring, and a wall

mounted boiler. Further benefits include a rear access door leading outside and an internal doorway providing access to the guest cloakroom, making this a highly functional addition to the home.

Guest Cloakroom

A well-presented and convenient guest cloakroom fitted with a low level W/C and pedestal hand wash basin. Further benefiting from a central heating radiator and wood-effect flooring, this practical space is ideal for modern family living and visiting guests.

Master Bedroom

A beautifully presented and generously proportioned master bedroom offering a calm and inviting retreat. The room benefits from fitted carpet, a central heating radiator and a window fitted with shutters allowing natural light whilst maintaining privacy. An opening leads through to a useful dressing area with mirrored integrated wardrobes providing excellent storage, while a further door gives access to the en-suite shower room.

En-Suite

A modern and well-appointed en-suite shower room fitted with a walk-in shower enclosure with glazed screen, low level W/C and wash hand basin. Further benefiting from tiled splashbacks, wood-effect flooring, extractor fan and complementary fittings, this stylish suite provides a practical addition to the master bedroom.

Bedroom Two

A spacious and beautifully presented double bedroom benefiting from fitted carpet, a central heating radiator and a window fitted with shutters allowing plenty of natural light. The room also features a useful integrated storage cupboard, providing excellent built-in storage, making this an ideal guest bedroom or generous second bedroom.

Bedroom Three

A well-proportioned double bedroom benefiting from fitted carpet, a central heating radiator and a window to the rear elevation allowing plenty of natural light. Offering versatile accommodation, this spacious room would be ideal as a guest bedroom, child's room or home office.

Bedroom Four

A generously sized fourth bedroom featuring fitted carpet, a central heating radiator and a rear facing window providing a pleasant outlook and good natural light. This versatile room offers excellent flexibility for use as a bedroom, nursery, study or home office.

Family Bathroom

A modern and stylish family bathroom fitted with a three-piece suite comprising panelled bath with shower over and glazed screen, low level W/C and wash hand basin. Further benefiting from tiled splashbacks, wood-effect flooring, a heated towel radiator and an obscured window to the rear elevation providing natural light and ventilation.

First Floor Landing

A bright and spacious first floor landing providing access to all four bedrooms and the family bathroom. Benefiting from fitted carpet, a loft hatch, useful built-in storage cupboard and timber handrail with spindle balustrade overlooking the staircase, this well-presented space offers practicality and an open feel.

Rear Garden

A generous and well-maintained rear garden, ideal for families and outdoor entertaining. Featuring a paved patio seating area directly adjoining the property, perfect for al fresco dining, the garden is predominantly laid to lawn with fenced boundaries providing privacy and security. Further benefiting from side access and ample space for children to play or for keen gardeners to enjoy, this attractive outdoor space is a superb addition to the home.

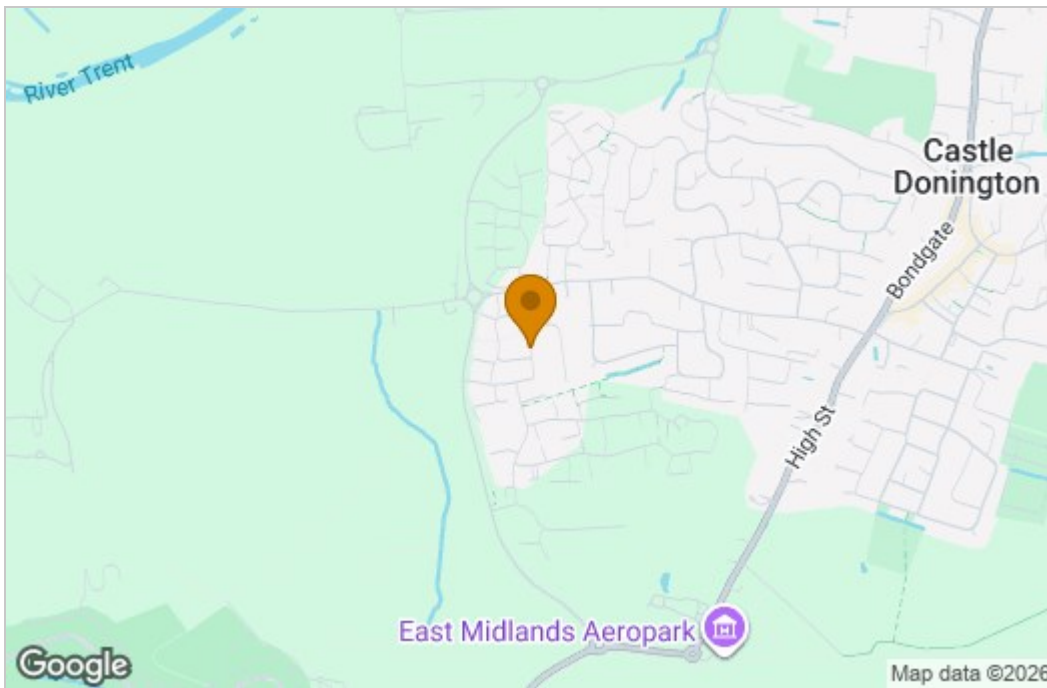
Integral Garage

A useful integral garage accessed via an up and over door, providing excellent storage or secure parking. Benefiting from power and lighting, this versatile space offers further practicality and potential for a variety of uses, subject to any necessary consents.

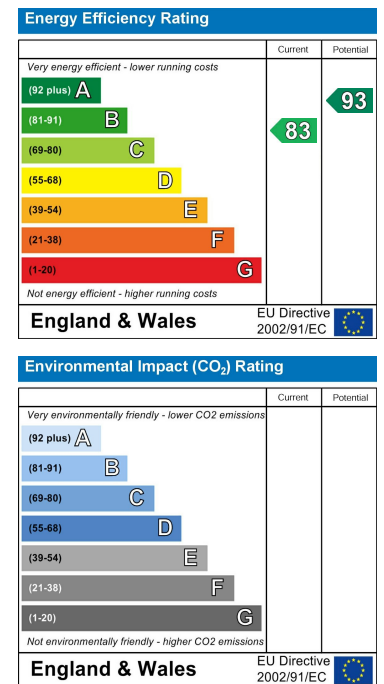
Floor Plan



Area Map



Energy Efficiency Graph



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