



Piper Avenue,  
Castle Donington, Derby  
DE74 2UE

**£425,000 Freehold**



THIS IS A LARGE DOUBLE FRONTED DETACHED PROPERTY SITUATED ON THE EDGE OF THIS MOST SOUGHT AFTER DEVELOPMENT ON THE OUTSKIRTS OF CASTLE DONINGTON.

Being constructed approximately 8 years ago, this large detached house provides an excellent family home which includes spacious ground and first floor accommodation which has a very private position on the edge of the development constructed by Bloor Homes. The property is entered through a stylish composite front door and for the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this impressive home for themselves. The property is within easy reach of Castle Donington village where there are a number of local amenities and facilities and to excellent transport links, all of which have helped to make this a very popular and convenient place for people to live.

The property is still covered by the 10 years NHBC Guarantee and is built with an attractive facia brick to the external elevations under a pitched tiled roof and being a new property is extremely well insulated which helps to keep running and maintenance costs down to a minimum. The accommodation derives the benefits of gas central heating and double glazing and includes a reception hall with tiled flooring which extends into the living/dining kitchen and off the hall there is a ground floor w.c. and stairs take you to the first floor. There is a lounge, a study/play room and at the rear there is the living/dining kitchen which extends cross the width of the property and the kitchen area is extremely well fitted with wall and base units and has several integrated appliances. From the sitting area within this open plan space there are French doors leading out to the rear garden, there is a sloped glazed roof over this section of the room, and there is a walk way through into the utility room which has a door leading out to the side of the house. To the first floor the landing leads to the four good size bedrooms, the main bedroom having a shower room en-suite and there is the main family bathroom which includes a separate large shower as well as a bath. Outside there is a brick built garage positioned to the right of the property, a large lawned area at the front extends to the hedge in front of the property, there is parking in front of the house and on the drive at the side and there is access from the drive to the rear garden. At the rear of the property there is a pathway and patio extending across the rear of the house and this leads onto a lawned garden which is kept private by having quality fencing to the boundaries.

The property is within easy reach of all the amenities and facilities provided by Castle Donington which includes various shopping facilities with there being a large Co-op store on the main road as you enter Castle Donington and the village has several local pubs, restaurants and shops in the centre of the village with further shopping facilities being found in Long Eaton, there are schools for all ages, healthcare and sports facilities, walks in the picturesque surrounding countryside and the excellent transport links include easy access to J24 of the M1 which in turn connects to the A42 and A50, East Midlands Parkway station, East Midlands Airport and various main roads provide good access to nearby towns and cities which include Derby, Nottingham, Leicester and Loughborough with the West Midlands also being within easy reach.



## Porch

Open porch with outside light leading through a stylish composite front door with an inset glazed panel to:

## Reception Hall

Tiled flooring which extends through into the ground floor w.c. and the living/dining kitchen which is at the rear of the house, stairs leading to the first floor, radiator, built-in cloaks cupboard and wood panelled doors leading to all the rooms off the hall.

## Ground Floor w.c.

Having a low flush w.c. and wall mounted hand basin with mixer tap and tiled splashback, radiator and an opaque double glazed window.

## Lounge/Sitting Room

16'2 x 11' approx (4.93m x 3.35m approx)

Double glazed window to the front and a radiator.

## Study/Play Room

10'6 x 6'9 approx (3.20m x 2.06m approx)

Double glazed window to the front and a radiator.

## Dining/Living Kitchen

26'2 x 10'4 approx (7.98m x 3.15m approx)

The kitchen area is fitted with grey fronted units and marble effect work surfaces and includes a 1½ bowl sink with a mixer tap set in a work surface with drawers, an integrated dishwasher and cupboards beneath, four ring induction hob set in a work surface with drawers, cupboards and shelving below, matching eye level wall cupboards with lighting under, double Hotpoint oven with cupboards above and below, integrated fridge and freezer, double glazed window to the rear, tiled flooring which extends across the whole of this living area and into the utility room, hood over the cooking area, recessed lighting to the ceiling in the kitchen and a radiator.

The dining area has a double glazed window to the rear, radiator and tiled flooring.

The sitting area within this large open plan space has double glazed French doors with double glazed panels to either side leading out to the rear garden, glazed sloping roof, tiled flooring, wiring and aerial point for a wall mounted TV and a radiator.

## Utility Room

7' x 5'7 approx (2.13m x 1.70m approx)

The utility room has a stainless steel sink with a mixer tap set in a work surface with space and for an automatic washing machine and tumble dryer and a cupboard beneath, boiler housed in a wall cupboard, half double glazed door leading out to the side, radiator and tiled flooring.

## First Floor Landing

The balustrade continues from the stairs onto the landing, hatch to loft, large water tank enclosed in an airing/storage cupboard and panelled doors to:

## Bedroom 1

11'6 x 10'3 approx (3.51m x 3.12m approx)

Double glazed window to the front, double wardrobe with mirror fronted sliding doors, radiator and a TV aerial point.

## En-Suite Shower Room

The en-suite to the main bedroom has a large walk-in shower with a mains flow shower system, tiling to three walls and a glazed door with protective screen, low flush w.c. and a pedestal wash hand basin with mixer tap, mirror to the wall above the sink, ladder towel radiator, recessed lighting to the ceiling, extractor fan, tiling to the walls by the w.c. and sink areas, tiled flooring and an electric shaver point.

## Bedroom 2

13'9 x 8'5 approx (4.19m x 2.57m approx)

Double glazed window to the front and a radiator.

## Bedroom 3

10'8 x 8'5 approx (3.25m x 2.57m approx)

Double glazed window to the rear and a radiator.

## Bedroom 4

10'7 reducing to 8'2 x 7'10 approx (3.23m reducing to 2.49m x 2.39m approx)

Double glazed window to the rear and a radiator.

## Bathroom

The bathroom has a white suite including a panelled bath with a mixer tap, low flush w.c. and pedestal wash hand basin with mixer tap, separate large walk-in shower with a mains flow shower system, tiling to three walls and a sliding glazed door with protective screen, tiling to the walls by the w.c. and sink areas, large mirror to the wall by the sink, ladder towel radiator, extractor fan, tiled flooring and an opaque double glazed window.

## Outside

At the front of the property there is a large lawned garden area with car standing with the garden extending to the hedge which runs along the side of this development. To the right of the house there is a driveway leading to the garage and a path leading to a door at the side and there is a gate from the drive to the rear garden. At the rear of the property there is a patio and path extending across the rear of the house with a barbeque area next to the garage, there is a large lawned garden with fencing to the boundaries, a pebbled area to the left hand side of the house which provides an ideal place for storage and an outside tap and external lighting is provided.

## Garage

19'9 x 9'10 approx (6.02m x 3.00m approx)

The brick garage has a pitched tiled roof and an up and over door to the front.

## Directions

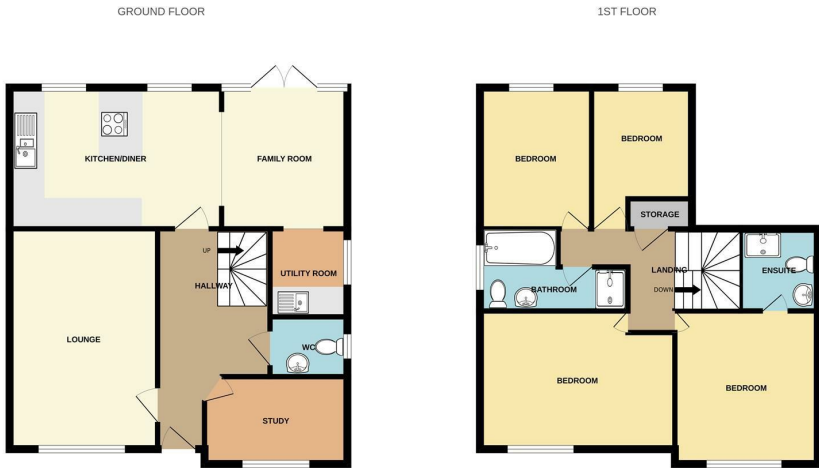
Proceed out of Long Eaton and through Sawley towards Castle Donington. Continue through Castle Donington and at the main traffic lights turn right into Park Lane, right into Spitfire Road, left into Anson Place and follow round into Piper Avenue.

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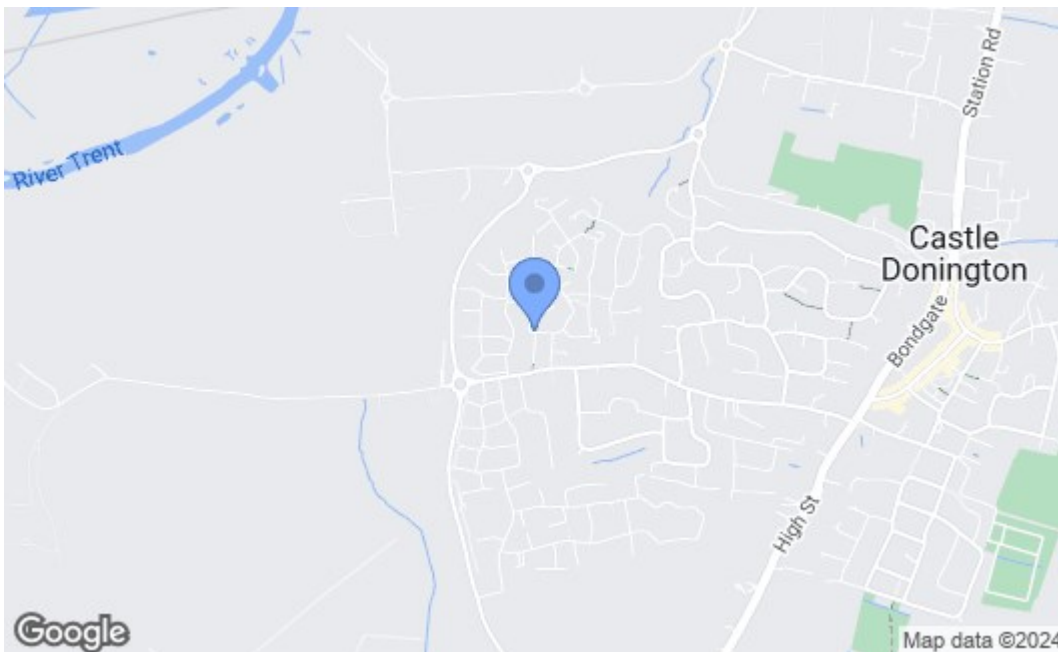
## Council Tax

North West Leicestershire Council Band E





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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