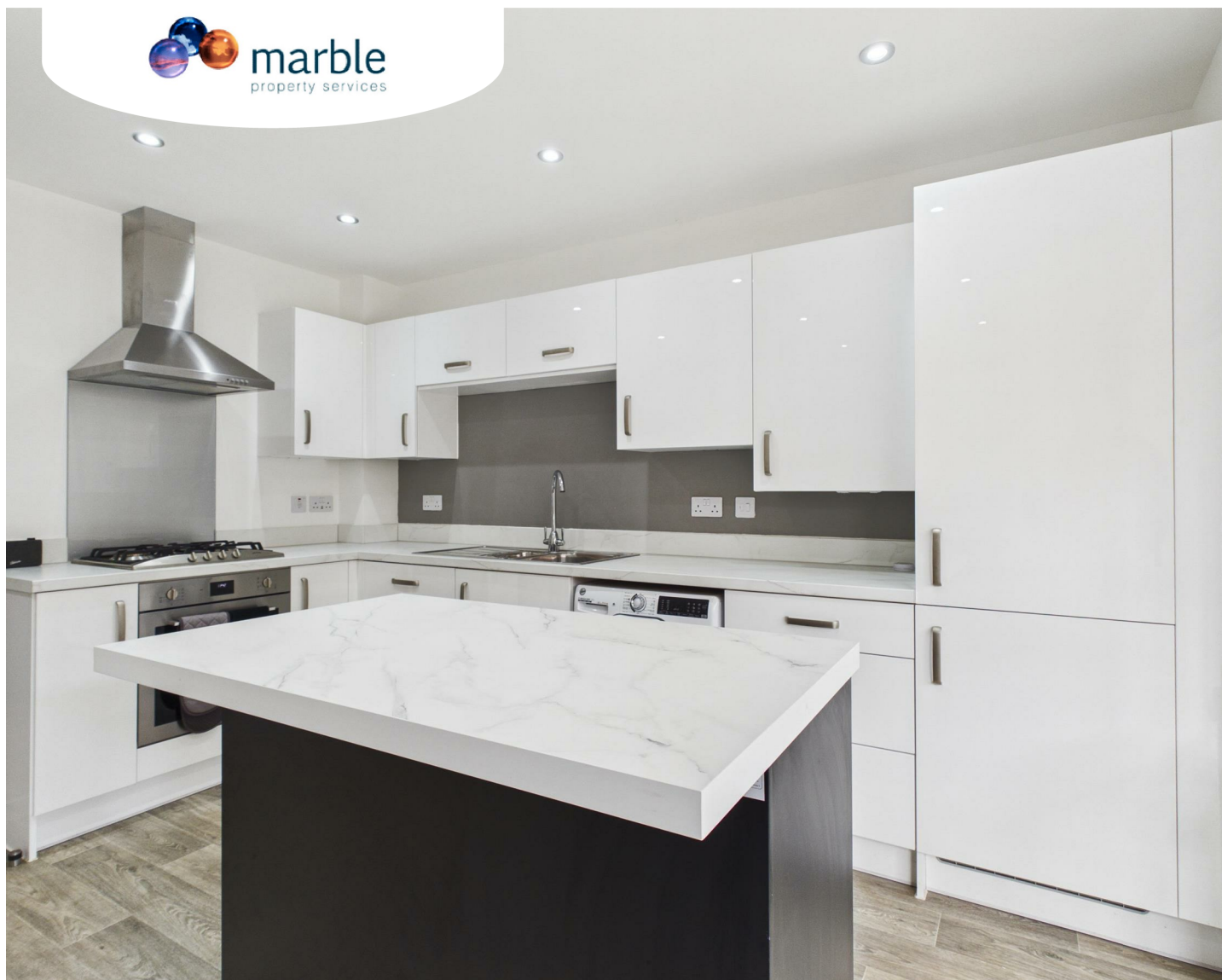




54 Pathfinder Way, Derby, DE74 0AJ

£350,000

A well presented three-bedroom semi-detached home arranged over three floors, offering generous living space and a superb master suite that occupies the entire top level.

The ground floor comprises entrance hall with stairs rising to first floor, spacious lounge to the front, an open plan kitchen/diner to the rear and a downstairs WC for added convenience.

On the first floor are two well-proportioned double bedrooms along with a modern family bathroom.

The top-floor benefits from a stand out master suite - spanning the full floor. This space offers a spacious double bedroom, a walk-in wardrobe, and an en-suite, creating a luxurious environment.

Outside, the rear garden benefits from a patio area ideal for outdoor seating and a lawned section. The property also benefits from a single garage with electric up and over door and tandem driveway providing parking for two vehicles.

A superb opportunity to acquire a spacious, well-balanced home in a popular and well-connected part of Castle Donington.

Entrance Hall

Entrance via composite front door into hallway with wood-effect LVT flooring, gas central heating radiator, fitted alarm system, staircase rising to the first floor, and door leading to the lounge.

Lounge



Spacious reception room with wood-effect LVT flooring, UPVC window to the front elevation with Venetian blinds, useful under-stairs storage cupboard, gas central heating radiator.

Kitchen/Diner



Fitted with a white gloss kitchen with chrome handles and marble-effect work surfaces. Chrome sink with drainer and mixer tap.

Integrated SMEG gas hob with extractor over and oven below, integrated dishwasher and 60/40 fridge freezer. Space and plumbing for washing machine (which can be included in the sale). Range of wall and base units providing ample storage and a useful island offering further storage and further seating.

Ample space for dining table and seating area. Double doors opening onto the rear garden and door leading to the downstairs WC. Fitted roller blind & gas central heating radiator.

Downstairs WC



Fitted with toilet and wash hand basin. Gas central heating radiator.

Top Floor Master Suite



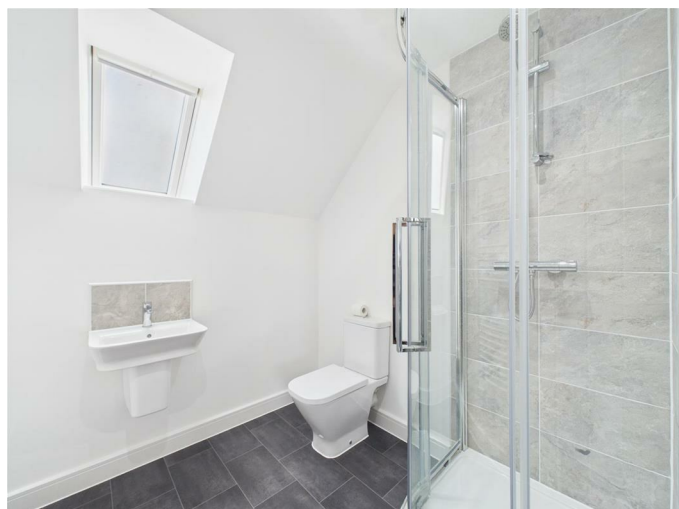
Impressive full-floor master suite with dormer window to the front elevation, creating a light and airy space with Venetian Blinds. Door leading to a walk-in wardrobe and en-suite. Grey fitted carpet throughout. Gas central heating radiator.

Walk-In Wardrobe



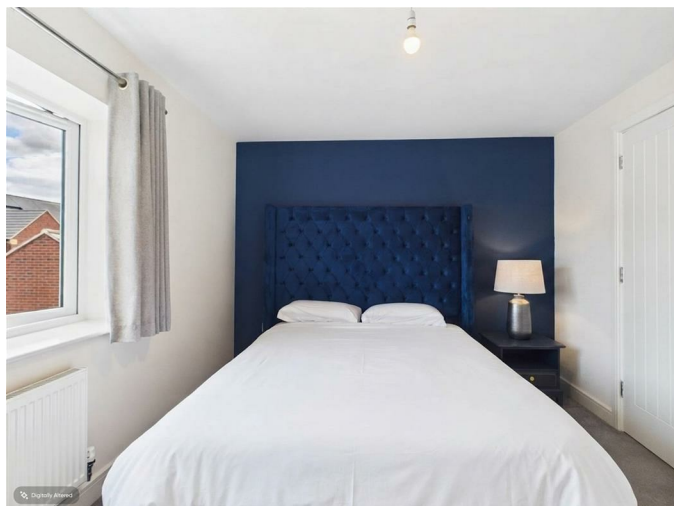
Grey fitted carpet. Hanging poles with shelving above on either side. Velux-style window providing natural light and access to eaves storage.

Master En-Suite



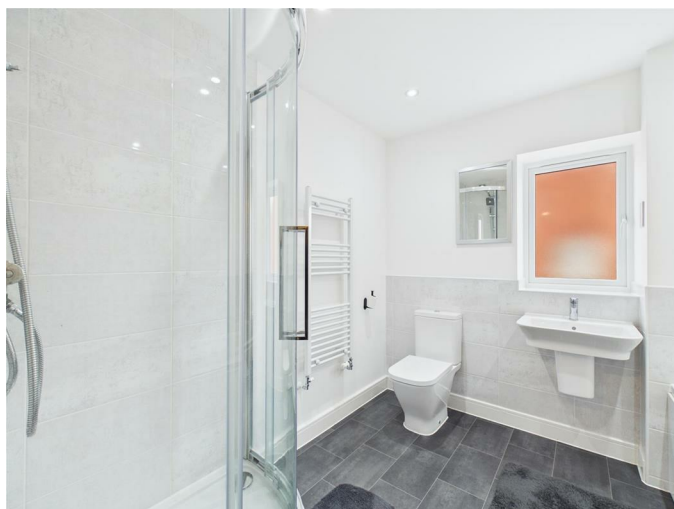
Three piece bathroom with fitted with shower cubicle, WC, and wash hand basin. Tile-effect linoleum flooring. Velux-style window providing natural light. White heated towel rail.

Bedroom Two



Double bedroom with grey carpet, fitted wardrobe, gas central heating radiator, double-glazed window to the rear elevation and curtains with curtain pole.

Family Bathroom



Impressive Four-piece suite comprising WC, wash hand basin, bath, and corner shower cubicle with grey tiled surround and chrome bar mixer shower. Tile-effect linoleum flooring, Frosted glass to the window and heated towel rail in white.

Bedroom 3



Double bedroom with grey carpet, gas central heating radiator, double-glazed window to the front elevation.

Garden



Patio area accessed from the kitchen/diner, providing space for seating. Lawn area with privacy trees planted to the back. Side gate giving access to the driveway.

Driveway

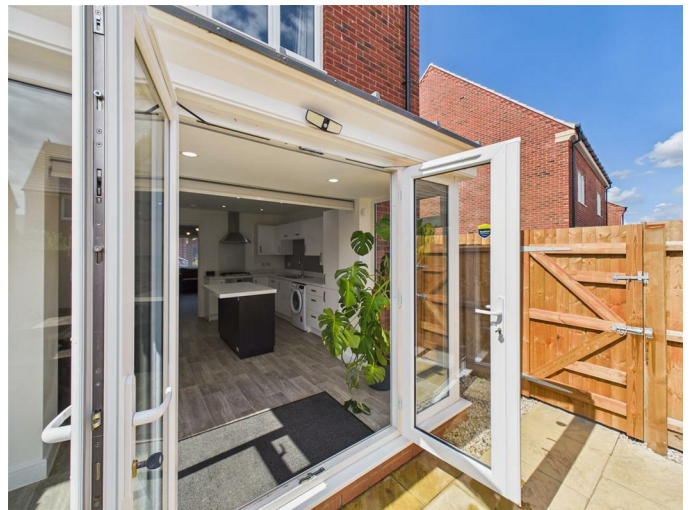
Tandem driveway at the side of the property providing off-road parking for two vehicles, located in front of the garage.

Garage



Single garage with a security enhanced roller door and interlock garage tiled flooring.

The Property



The property is situated on the newly built Pathfinder Way, in the sought-after village of Castle Donington, you'll enjoy a fantastic mix of amenities including shops, cafés, pubs, leisure facilities and everyday essentials. Well-regarded schools such as Foxbridge Primary School, St Edward's, Orchard Community Primary and Castle Donington College are close by. Commuters benefit from excellent links to the M1, A50, East Midlands Airport and East Midlands Parkway.

DISCLAIMER

Property Particulars

These particulars are provided in good faith for general guidance purposes only and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no warranty or representation is given as to its correctness. All prospective purchasers should

independently verify the information to their satisfaction.

Measurements and Floorplans

All stated room dimensions, floor areas and floorplans are approximate and are intended for illustrative purposes only. They should not be relied upon for the purchase of furnishings, appliances, or fixtures. Due to the limitations of the process our measurements do not include the insides of wardrobes and cupboards. This may produce discrepancies on internal square feet or metres of a home especially when compared to EPC measurements. Prospective buyers are advised to undertake their own measurements where accuracy is required.

Legal and Financial Information

Information relating to tenure, lease details, service charges, ground rent, council tax, planning permissions, building regulations, or other legal matters should be confirmed by your solicitor or licensed conveyancer prior to exchange of contracts. Buyers are responsible for satisfying themselves on all material matters.

REGULATORY INFORMATION

Anti-Money Laundering (AML)

In accordance with the requirements of the Money Laundering Regulations, we are legally obliged to verify the identity of all buyers and sellers, plus their address and obtain satisfactory proof of funds before a transaction can proceed.

Redress Scheme

We are members of a government-approved redress scheme, providing our clients and consumers with access to independent dispute resolution services.

Client Money Protection (CMP)

We are members of an approved Client Money Protection scheme, TDS, ensuring that client funds are protected in accordance with current legislation.

Referral to third parties

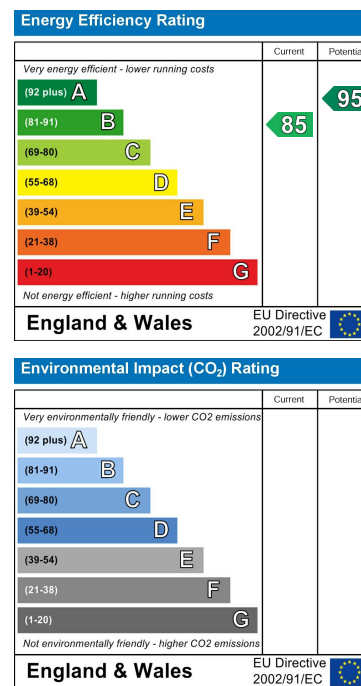
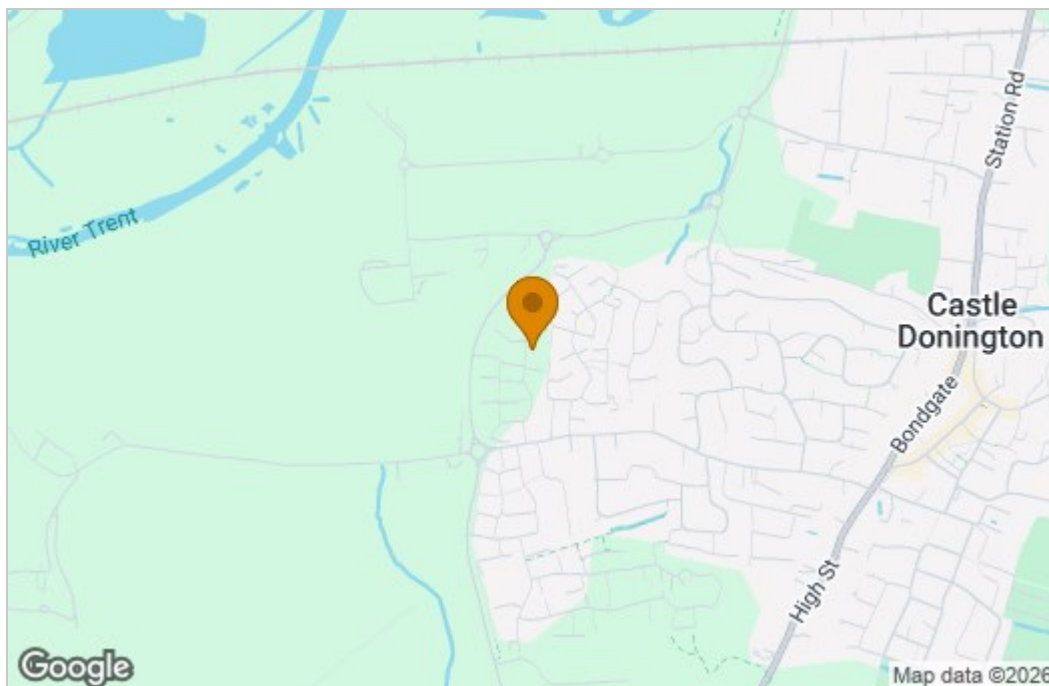
With your permission we may obtain quotes from third parties in order to help the sales process. By law 'The Agent' must tell the client if 'The Agent' or any connected person intends to earn any commission from offering the client or a buyer other services. If 'The Agent' or any connected person earns money from any of these services 'The Agent' or connected person would keep the commission. The following

services may be offered by 'The Agent' or connected persons; EPC provision, lettings inventory services, financial services, survey services and conveyancing.

Floor Plan



Area Map



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.