

# Argonaut Avenue, Castle Donington, Derbyshire, DE74 2UX Offers In Excess Of £410,000





\*\*\*\* BEAUTIFULLY PRESENTED **FAMILY HOME WITH A SOUTH** WESTERLY FACING GARDEN \*\*\*\* Well proportioned accommodation offering a hall with guest cloakroom, dual aspect lounge with doors onto the garden. Fitted dining kitchen and a utility area. Four double bedrooms, master with wardrobes and an en suite shower room, family bathroom with bath and a double shower. Enclosed garden, drive and a single garage. INTERNAL **VIEWING HIGHLY** RECOMMENDED.







#### HALL

Entrance through a Composite door into the hall with stairs to the first floor, under stairs storage cupboard, radiator and doors to-

#### CLOAKROOM

Low flush wc, wash hand basin and radiator.

#### SPACIOUS LOUNGE

Upvc double glazed windows, two radiators and upvc double glazed double doors onto the garden.

#### KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a breakfast bar. Sink and drainer unit, fitted electric double oven and induction hob with extractor. Integrated fridge freezer and a dishwasher. Two radiators and upvc double glazed windows to the front, rear and side elevations.

#### **UTILITY AREA**

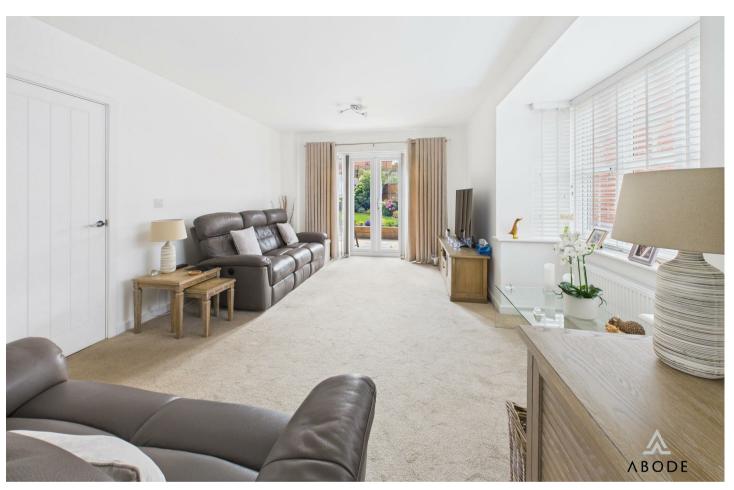
Fitted cupboards, plumbing and space for washing machine, space for a tumble dryer, radiator and door to the garden.

### FIRST FLOOR LANDING

Loft access and doors to -

#### **BEDROOM**

Wardrobes, radiator and upvc double glazed window.



## **EN SUITE**

Double shower, wash hand basin, low flush, ladder style radiator and upvc double glazed window.

## **BEDROOM**

Upvc double glazed window and radiator.





















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## **BATHROOM**

Double shower, panel enclosed bath, wash hand basin, low flush wc, ladder style radiator and upvc double glazed window.

# OUTSIDE

Long side drive down to a single garage to one side of the property and a lawned area the other side of the property.

Enclosed south west facing rear garden with patio area, lawn with shrubs and borders, space to the rear of the garage.





















