



## 27 Fox Road

Castle Donington, Derby, DE74 2UN

### Offers In The Region Of £300,000

\*\*\*PRICE ADJUSTMENT FOR SPEEDY SALE\*\*\*\*\* OFFERED WITH NO UPWARD CHAIN \*\*\*\*\*

Berkley are delighted to welcome to the market this very well presented 3 bed detached property on a desirable, established development in Castle Donington. Upon building this property the layout upstairs was adapted to a 3 bed from the original 4 bed layout, and now boasts a large second bedroom. However this is easily changed back to a 4 bed with addition of a stud wall and door. The ground floor comprises of small entrance hall, lounge, dining room, kitchen and WC. To the first floor is the primary bedroom with fitted wardrobes and access to a shower en suite, the second and third bedrooms and the bathroom. The landing also has access to a storage cupboard. To the rear of the property is a fully enclosed split level private garden and to the front is access to a single garage and double driveway.

- No Upward Chain
- 3 Excellent Size Bedrooms
- 2 Reception Rooms
- Well Maintained

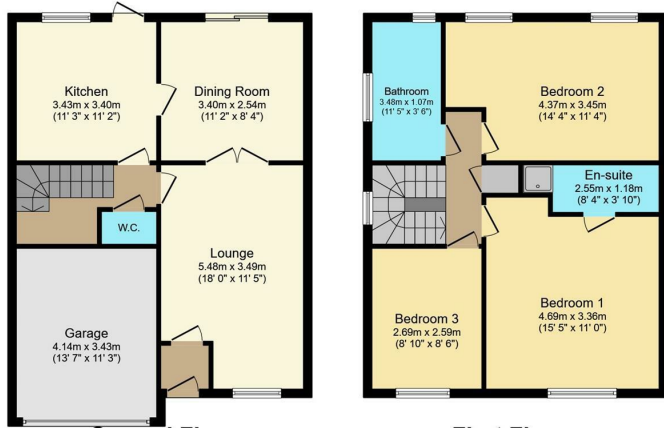
#### Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.





# Floor Plan



Floor area 65.4 sq.m. (704 sq.ft.) approx

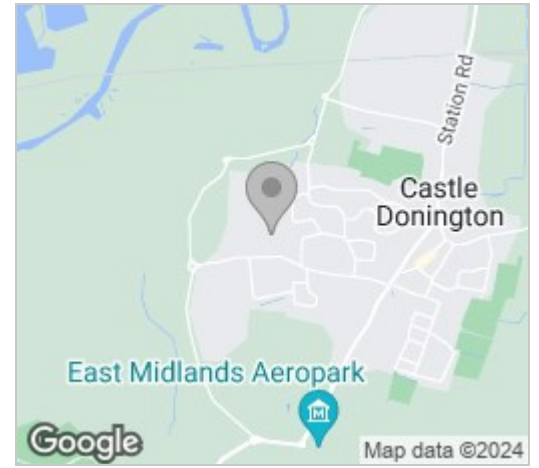
Floor area 63.0 sq.m. (679 sq.ft.) approx

Total floor area 128.5 sq.m. (1,383 sq.ft.) approx

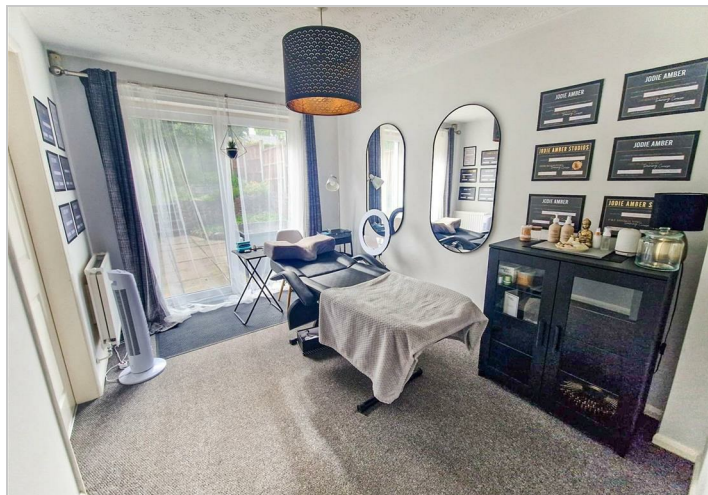
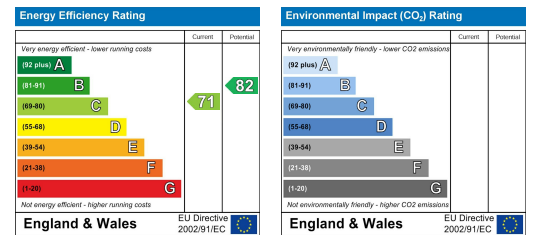
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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# Area Map



# Energy Efficiency Graph



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