



Derbyshire Drive,  
Castle Donington, Derby  
DE74 2EP

**O/I/R £480,000 Freehold**





AN EXCEPTIONAL EXECUTIVE DETACHED FAMILY HOME FOUND IN THE EVER POPULAR LOCATION OF CASTLE DONINGTON WITH OPEN VIEWS OVER OPEN COUNTRYSIDE, A HOME WHICH SIMPLY MUST BE VIEWED TO BE APPRECIATED.

Robert Ellis are pleased to bring to the market this executive modern detached family home located in a quiet prime cul-de-sac location overlooking open countryside to the rear and having the most delightful landscaped gardens to the front. The property is in a desirable location on this select development in Castle Donington which was constructed in approx 2004 and is located with easy access to all the local amenities, facilities that the area has to offer. The accommodation is situated over three floors with four/five bedrooms over two floors (the fifth bedroom is currently used as a dressing room with fitted wardrobes and drawers) and four bathrooms with an en-suite to both the first and second bedroom. This particular home will suit any growing family in search of a property. An early internal viewing comes highly recommended in order to appreciate all that is on offer. Call the office today to arrange your viewing appointment.

Field View house is constructed of brick to the external elevations all under a tiled roof and derives the benefit of modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of an entrance hallway with ground floor w.c., spacious bay front lounge/dining room and a further separate bay front dining room, breakfast kitchen with integral appliances, separate utility room, two/three bedrooms to the first floor with an en-suite bathroom to the master bedroom and a further en-suite shower room to the second bedroom. There is also a three piece family bathroom. Stairs lead to the second floor where there are two further double bedrooms and a three piece bathroom. Outside the property sits on a superb plot and has gardens to both the front and rear elevations. To the front there is a driveway which is accessed via wrought iron electric gates that leads to a tarmac driveway which provides off street parking for a number of vehicles. There is a garage with a door that leads to the garden/play room which has bi-folding doors leading out to the garden. There is a decked patio, bridge which overlooks a brook and offers ample landscaping and seating areas. To the rear there is a good size garden with patio and lawn, again with timber decked patio to the rear which benefits from the most stunning views over the local countryside.

There are a number of local shops within castle Donington whilst other shopping facilities are found in nearby Long Eaton, Pride Park, Borrowash and Melbourne, there are schools for younger children if these are required, there are health care and sports facilities, walks in the surrounding countryside and the excellent transport links include J24 of the M1 which also links to the A42 and A50, the East Midlands Airport, stations at Long Eaton and East Midlands Parkway and there are various main roads which provide connections to all the nearby towns and cities.



### Entrance Hallway

Front entrance door, stairs leading to the first floor, radiator and doors to:

### Ground Floor w.c.

Low flush w.c., pedestal wash hand basin, radiator and tiled splashbacks.

### Lounge/Sitting Room

24'7 x 11'7 approx (7.49m x 3.53m approx)

UPVC double glazed bay window to the front, feature fireplace and hearth with gas coal effect 'Living Flame' fire, radiator, coving to the ceiling, UPVC double glazed French doors to the rear.

### Dining Room

12'10 x 10'7 approx (3.91m x 3.23m approx)

UPVC double glazed bay window to the front elevation, radiator, coving to the ceiling.

### Dining Kitchen

14'10 x 12'3 approx (4.52m x 3.73m approx)

A breakfast kitchen providing tiled flooring, range of fitted wall and base units with work surfaces above, 1½ bowl stainless steel sink and drainer unit with hot and cold mixer tap, integrated stainless steel electric double oven and grill, integrated fridge and freezer, integrated dishwasher, radiator, UPVC double glazed bay window to the front and door to:

### Utility Room

Tiled flooring, wall and base units, plumbing for an automatic washing machine, space for a tumble dryer and double glazed door to the rear.

### First Floor Landing

Radiator, stairs leading to the second floor.

### Bedroom 1

15'7 x 10'8 approx (4.75m x 3.25m approx)

UPVC double glazed window to the front elevation, radiator, built-in wardrobes, door to:

### En-Suite Shower Room

Shower cubicle, double radiator, wash hand basin in vanity unit with storage cupboard below, half tiled walls, UPVC double glazed window to the rear elevation.

### Bedroom 2

12'5 x 11'6 approx (3.78m x 3.51m approx)

Built-in wardrobes, radiator, UPVC double glazed window to the front, door to:

### En-Suite

Separate tiled shower cubicle with mains fed shower attachment, wash hand basin housed within a vanity unit with work surfaces and store cupboards below, low flush w.c., UPVC double glazed window to the side, half tiled walls.

### Bedroom 5

8'7 x 8'6 approx (2.62m x 2.59m approx)

UPVC double glazed window to the rear, radiator built-in wardrobes and drawers.

### Bathroom

Panelled bath, low flush w.c., wash hand basin housed within a vanity unit with store cupboard below and work surfaces, radiator, UPVC double glazed window to the rear, half tiled walls.

### Second Floor Landing

### Bedroom 3

17'8 x 11'7 approx (5.38m x 3.53m approx)

Velux window to the rear with additional UPVC double glazed window to the front, radiator.

### Bedroom 4

17'8 x 10'9 approx (5.38m x 3.28m approx)

Radiator, Velux sky light window and additional UPVC double glazed window to the front.

### Shower Room

Panelled bath, low flush w.c., wash hand basin housed within a vanity unit with store cupboard below and work surface, radiator, UPVC double glazed window to the rear, half tiled walls.

### Outside

The property is accessed via wrought iron electric gated driveway which opens onto a tarmacadam hard standing driveway offering off street parking and a further block paved driveway. There are gardens to the front which comprises of lawned garden areas, delightful raised decked patio and walk way, balustrade which overlooks a feature landscaped brook with raised flower beds, shrubs, plants and trees. There is also an additional timber decked patio enclosed with timber fence panels. To the rear of the property there is a delightful garden which provides a flag stone paved patio, additional lawned garden with further decked patio to the rear, enclosed with timber fence panels with decorative wrought iron fencing to the side boundary offering views over the local area. Also in the garden is a wooden storage shed to the rear of the garage/play room.

### Garage

Single garage with electric door, power and lighting with door leading to:-

### Garden/Play Room

Base unit with a stainless steel sink and drainer having a mixer tap, wooden flooring with underfloor heating, bi-fold doors opening to rear garden.

### Directions

Proceed out of Long Eaton through Sawley towards Castle Donington and continue through Castle Donington turning left onto Glover Road, follow the road round to the right, left onto Derbyshire Drive and left again where the property can be found in the corner of the cul-de-sac as identified by our for sale board.

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### Council Tax

North West Leicestershire Council Band F

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Unknown

Phone Signal – Unknown

Sewage – Mains supply

Flood Risk – No, surface water high

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	85
<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			

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.