



Cordwell Close,
Castle Donington, Derby
DE74 2JL

£384,950 Freehold



A WELL PRESENTED, EXTENDED FOUR BEDROOM DETACHED FAMILY HOME WITH OFF STREET PARKING, DOUBLE GARAGE AND ENCLOSED REAR GARDEN, SITUATED ON A CORNER PLOT WITHIN A QUIET CUL-DE-SAC.

Robert Ellis are pleased to be instructed to market this well presented and spacious, extended detached family home with off street parking, double garage and four bedrooms with ample and versatile living space throughout. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout and would be suitable for a wide range of buyers. An internal viewing is highly recommended to appreciate the space and location that is on offer.

In brief, the property comprises an entrance hallway, large 27' lounge with French doors opening to the front, sun room to the rear with French doors opening into the garden, a dining room, kitchen with integrated appliances, utility room and downstairs WC. To the first floor, the landing leads to four generous bedrooms with one of them benefitting from fitted wardrobe space. There is also a modern three piece family bathroom suite. To the exterior, the property sits on a wider than average corner plot with ample off street parking to the front and access to the side into the rear where there is an enclosed garden with a patio area and turf and access into the double concrete section garage through a new up and over manual door.

Located in the popular residential village of Castle Donington, close to a wide range of local schools, shops and parks. Castle Donington village centre is within walking distance where further shops, restaurants and healthcare facilities can be found. There are fantastic transport links available such as nearby bus stops and major road links including the M1 and A50 with East Midlands Airport and Long Eaton train station being just a short drive away.



Entrance Hall

Composite front door, solid wooden flooring, radiator, painted plaster ceiling, ceiling light.

Lounge

27'7 x 11'5 approx (8.41m x 3.48m approx)
uPVC double glazed French doors overlooking and leading to the front, LVT flooring, radiator, gas fire with feature fireplace, painted plaster ceiling, ceiling light.

Sunroom

11'7 x 20'1 approx (3.53m x 6.12m approx)
uPVC double glazed window overlooking the side with velux windows and uPVC double glazed French doors overlooking and leading to the rear, LVT flooring, radiator, painted plaster ceiling, ceiling light.

Kitchen

5'4 x 19'9 approx (1.63m x 6.02m approx)
uPVC double glazed window overlooking the rear, tiled flooring, wall, base and drawer units with work surfaces over, inset sink and drainer, RangeMaster cooker, gas hob with overhead extractor fan, space for dishwasher, under stairs storage cupboard, painted plaster ceiling, spotlights.

Utility Room

4'4 x 7'3 approx (1.32m x 2.21m approx)
uPVC double glazed door leading to the side, tiled flooring, space for fridge/freezer, space for washing machine, painted plaster ceiling, spotlights.

Downstairs WC

4'5 x 2'6 approx (1.35m x 0.76m approx)
uPVC double glazed patterned window overlooking the rear, vinyl flooring, top mounted sink, WC, painted plaster ceiling, ceiling light.

Dining Room

7'9 x 15'5 approx (2.36m x 4.70m approx)
uPVC double glazed bay window overlooking the front, laminate flooring, radiator, painted plaster ceiling, ceiling light.

First Floor Landing

Carpeted flooring, under stairs storage cupboard, textured ceiling, ceiling light.

Bedroom One

11'7 x 11'2 approx (3.53m x 3.40m approx)
uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Two

8'1 x 11'3 approx (2.46m x 3.43m approx)
uPVC double glazed window overlooking the front, carpeted

flooring, fitted wardrobes, radiator, painted plaster ceiling, ceiling light.

Bedroom Three

8'8 x 7'8 approx (2.64m x 2.34m approx)
uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Four

7'7 x 5'9 approx (2.31m x 1.75m approx)
uPVC double glazed window overlooking the rear, laminate flooring, radiator, painted plaster ceiling, ceiling light.

Family Bathroom

6'6 x 5'7 approx (1.98m x 1.70m approx)
uPVC double glazed patterned window overlooking the rear, tiled flooring, WC, top mounted sink, bath with mixer tap and mains shower over the bath, radiator, painted plaster ceiling, spotlights.

Outside

To the front, the property sits on a wider than average corner plot and benefits ample off street parking for several vehicles with access to the rear. To the rear there is an enclosed garden with patio and turf and access into the double concrete section garage with a new up and over manual door.

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 and Cordwell Close can be found as a turning on the right hand side.
8350RS

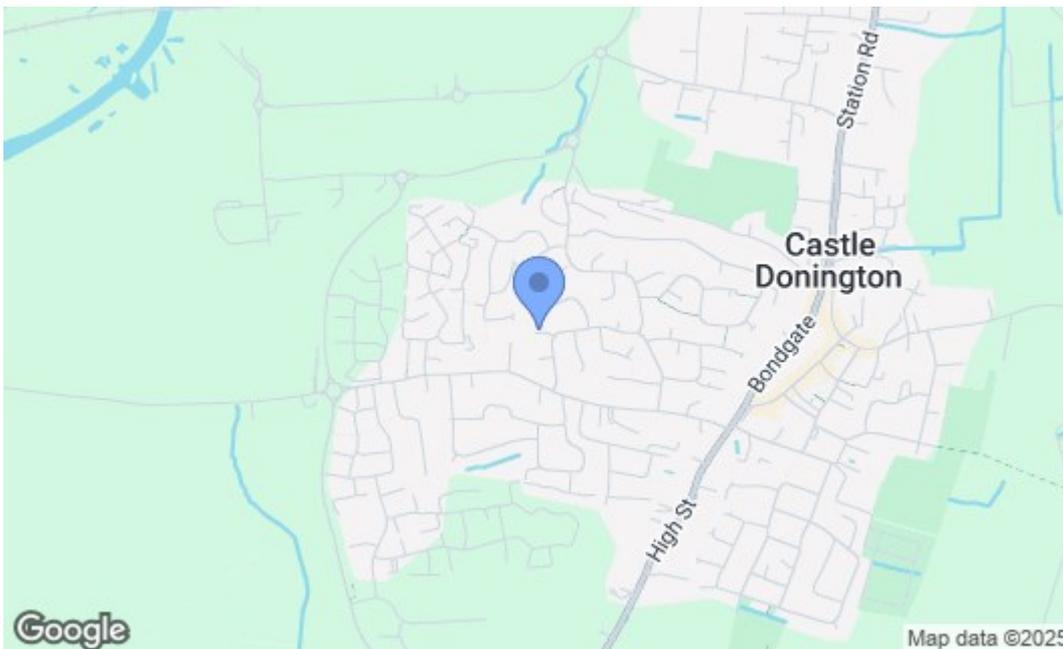
Council Tax

North West Leicestershire Band D

Additional Information

Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, SKY AND VIRGIN
Broadband Speed -
Standard 16 mbps
Superfast 80 mbps
Ultrafast 1000 mbps
Phone Signal – O2, EE, THREE AND VODAFONE
Sewage – Mains supply
Flood Risk – No, surface water
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.