



Fox Road,  
Castle Donington, Derby  
DE74 2UN

**O/I/E £475,000 Freehold**





THE EPITOME OF MODERN LIVING, IN A QUIET CUL-DE-SAC! A SHOWSTOPPING AND IMMACULATELY UPGRADED FIVE BEDROOM DETACHED HOUSE WITH A SELF CONTAINED APARTMENT/ANNEXE, LARGE DRIVEWAY, PRIVATE GARDEN THAT SIMPLY MUST BE VIEWED!

Nestled in a quiet cul-de-sac within the highly sought-after village of Castle Donington, this stunning five-bedroom detached residence offers an exceptional blend of space, style, and versatility. Built approximately 30 years ago, the home has been thoughtfully and beautifully upgraded throughout, showcasing premium modern fittings and a meticulous attention to detail. At the heart of the home lies a luxurious German-designed open-plan kitchen diner, seamlessly flowing into a bright conservatory and further enhanced by sliding doors opening into the elegant lounge featuring a contemporary multi-fuel burner — a perfect space for entertaining and family living. Upstairs, an impressive galleried landing leads to four generously sized double bedrooms, each beautifully presented. The bathrooms are truly spectacular, featuring newly fitted, top-of-the-range Porcelanosa suites that add a boutique hotel feel to the home. To the rear, a private landscaped garden offers a tranquil retreat, complete with a self-cleaning glass pergola — ideal for year-round enjoyment. All of the internal doors have been upgraded to white glass lockable designer doors and the lighting throughout is touch and wi-fi controlled, with LED inset lighting creating ambience and style. In addition, the property benefits from a self-contained apartment, offering excellent rental potential. Currently let for £700 PCM, it provides a fantastic opportunity for additional income or multi-generational living. A rare find in this desirable location, this property is perfect for buyers seeking a spacious, high-spec family home with income potential in a peaceful yet well-connected setting.

In brief, the immaculately presented property comprises a porch with direct access to the self contained annexe and door into the main house with self closing Velux window. This leads into the large open plan Kitchen Diner with German kitchen with many integral appliances such as a Siemens coffee machine, Smeg Microwaves and Siemens induction hob. From the open-plan kitchen diner are soft closing modern sliding doors with down-lighters into the lounge, which has a multi-fuel burner and tile backdrop, perfect for those colder nights. There are also French doors into the conservatory. From the kitchen there is a door into the utility and pantry area and downstairs W.C. The self contained apartment has a bedroom/lounge, kitchen area and showeroom. To the first floor, the spacious galleried landing leads to four generously sized bedrooms, and family bathroom, with the master bedroom boasting fitted sliding wardrobes with sensor lighting, an en-suite shower room and fitted concrete and oak headboard. All bathrooms have been recently upgraded with beautiful Porcelanosa matching units. To the exterior, the property sits on a generous plot and benefits off street parking via a blockpaved driveway with access into the integral garage area via an electric roller door. The garage benefits from power and LED lighting. To the rear, there is a private and enclosed West-facing garden with a patio areas, self cleaning glass covered pergola and lawn.

This property is located within the popular residential village of Castle Donington. The main village of Castle Donington is just a short walk or drive away where high street shops, healthcare facilities, bars and restaurants can be found. This property has been constructed as part of a wider development which also features new amenities for residents such as Foxbridge Primary school which has been specifically constructed for this development alongside a new industrial park, Starbucks drive through and Sainsburys local shop. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M1 and A50 with East Midlands Airport being less than a 5 minute drive away.





## Porch

5'0" x 5'1" approx (1.53m x 1.56m approx)

The open porch has a large contemporary Oak front door with mirrored panels, with remote control UPVC sky light which is self cleaning and has a rain sensor, slate tiled insulated flooring and secure entrance door into the self contained apartment and secure entrance door to:

## Entrance Hall

11'10" x 4'10" approx (3.62 x 1.49m approx)

Accessed from a composite front door with glazed side privacy panel, designer glass central heating radiator, oak engineered flooring, shoe storage unit, smart light switches throughout the property, stairs to the first floor, moveable LED ceiling spotlights, open to:

## Open Plan Living/Dining Kitchen

25'4" x 12'11" approx (7.73m x 3.94m approx)

The dining area has double glazed wood effect doors into the conservatory, oak engineered flooring, recessed LED moveable spotlights and a designer wall mounted radiator.

The kitchen consists of a German newly fitted white and wooden contemporary soft closing wall, base and drawer units to three walls with Italian Silestone work surfaces and splashbacks, large breakfast bar with stools, USB points, Siemens induction five burner hob with matching extractor hood over, integral oven, SMEG microwave, Siemens coffee machine, LED undercounter and unit spotlights, light fitting over the breakfast bar, integrated appliances including dishwasher and fridge freezer, inset stainless steel sink with swan neck tap, designer wall mounted radiator and internal door to:

## Utility

8'7" x 7'3" approx (2.64 x 2.23m approx)

Double glazed wood effect door to the rear with obscure glazed panel, wooden wall and base units with inset stainless steel sink with mixer tap, built-in fridge freezer, plumbing for a washing machine and dryer, cupboard housing the Viessmann combi boiler (fitted 6 years ago), large pantry cupboard, black gloss tiled floor, ceiling LED moveable spotlights, wine rack.

## Cloaks/w.c.

7'5" x 3'5" approx (2.28m x 1.06m approx)

Opaque double glazed wood effect window to the side, vanity unit with built-in wash basin and w.c., chrome towel radiator and LED moveable ceiling spotlights.

## Conservatory

14'10" x 10'5" approx (4.53 x 3.2m approx)

Double glazed wood effect windows with fitted blinds overlooking the rear garden, pitched roof, tiled flooring, radiator and door to the side garden.

## Lounge

17'3" x 11'4" approx (5.28m x 3.47m approx)

Sliding soft closing modern internal doors with downlighters to the dining room, large double glazed wood effect picture window to the front, oak engineered flooring, two large LED recessed lights, LED recessed moveable spotlights, TV point, two wall mounted designer radiators, feature multi fuel burner with natural stone back drop having slate back panel and tiled hearth.

## First Floor Galleried Landing

14'1" x 8'6" approx (4.3m x 2.6m approx)

Double glazed wood effect window to the side, engineered oak flooring, attractive oak balustrade, recessed LED ceiling moveable spotlights, space for an independent light, loft access hatch with ladder to the boarded loft space with power and light, wall mounted modern double designer radiator, large built-in bookshelf with LED lighting and doors to:

## Bedroom One

18'10" x 10'9" approx (5.76m x 3.3m approx)

Double glazed wood effect window to the front, oak engineered flooring, large contemporary wall mounted double designer radiator, recessed LED moveable spotlights. Fully fitted sliding door wardrobes with built-in lighting, behind the bed there is a herringbone panel with concrete headboard and LED lighting.

## En-suite

5'2" x 9'6" approx (1.59m x 2.92m approx)

Obscure double glazed wooden window to the side, Porcelanosa tiled walls, low flush w.c., large double shower cubicle with bench mosaic tiled seating area and lighting, rainwater shower head and hand held shower, modern vanity unit with built-in wash basin and storage, chrome heated towel rail. Feature LED ceiling lighting and LED light up mirror with bluetooth and shaver plug points, extractor fan.

## Bedroom Two

14'5" x 10'4" approx (4.4m x 3.16m approx)

Two double glazed wood effect windows to the front, two wall mounted modern designer radiators, ceiling LED moveable spotlights and oak engineered flooring.

## Bedroom Three

11'0" x 10'2" approx (3.37m x 3.11m approx)

Double glazed wood effect window to the rear, recessed LED moveable spotlights, oak engineered flooring and wall mounted double designer radiator.

## Bedroom Four

7'5" x 7'2" approx (2.27 x 2.2m approx)

Double glazed wood effect window to the rear, oak engineered flooring, LED ceiling lights, wall mounted double designer radiator.

## Bathroom

9'8" x 6'2" approx (2.95m x 1.9m approx)

Dual aspect obscure double glazed wood effect windows to the rear and side, Porcelanosa tiled flooring with LED ceiling spotlights, porcelain vanity sink unit with low flush w.c., large fitted bath with designer tap, large storage cupboard, tiled walls and a chrome feature heated towel rail, extractor fan.

## Garage

8'6" x 9'2" approx (2.6m x 2.8m approx)

Insulated German roller door to the front, power and lighting, hatch to the loft space and LED spotlights.

## Self Contained Annexe/ Apartment:

### Lounge/ Bedroom

17'10" x 7'11" approx (5.45m x 2.42m approx)

Secure door to the side with double glazed wood effect windows to the front, two wall mounted designer radiators, ceiling LED spotlights, oak engineered flooring, TV point, sliding glass door to a storage cupboard, open to:

### Kitchen area

8'0" x 2'11" approx (2.45m x 0.9m approx)

Tiled flooring, recessed LED spotlights, work surface and wall mounted units to two walls, oven, two ring induction hob with extractor over, Porcelanosa tiled splashbacks, built-in fridge freezer, stainless steel sink and mixer tap with LED under counter lighting, door to:

### Shower Room

8'0" x 5'2" approx (2.46m x 1.6m approx)

Obscure double glazed window to the side, tiled flooring, LED spotlights, pedestal wash hand basin, low flush w.c. and storage with Porcelanosa tiled splashbacks, chrome towel radiator, walk-in shower with mains fed rainwater shower and hand held shower, space for a slim washer/dryer.

## Outside

To the front of the property there is a large block paved driveway offering ample parking for around 4 cars with a remote control garage door giving access to the storage, large lawned area with borders, trees and shrubs, slate steps leading up to the property with courtesy LED lighting and side access from both sides of the property to the rear. The property has CCTV to both the front and side with a private outlook to the rear.

To the rear there is a large patio area with an open pergola having blue self cleaning glass with LED strips for evening ambience. The garden has a beautiful lawn with shrubs and trees to the borders, second patio area to the bottom right hand side of the garden and it is all kept private with fencing to the boundaries.

## Directions

Proceed out of Long Eaton and through Sawley towards Castle Donington. Continue through Castle Donington and turn right onto Trent Lane by the Co-op supermarket. At the island turn left onto Back Lane which becomes Darsway. Turn right into Queensway Road and right again onto Bentley Road where Fox Road can be found on the left.

## Council Tax

North West Leicestershire Band E

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 51mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

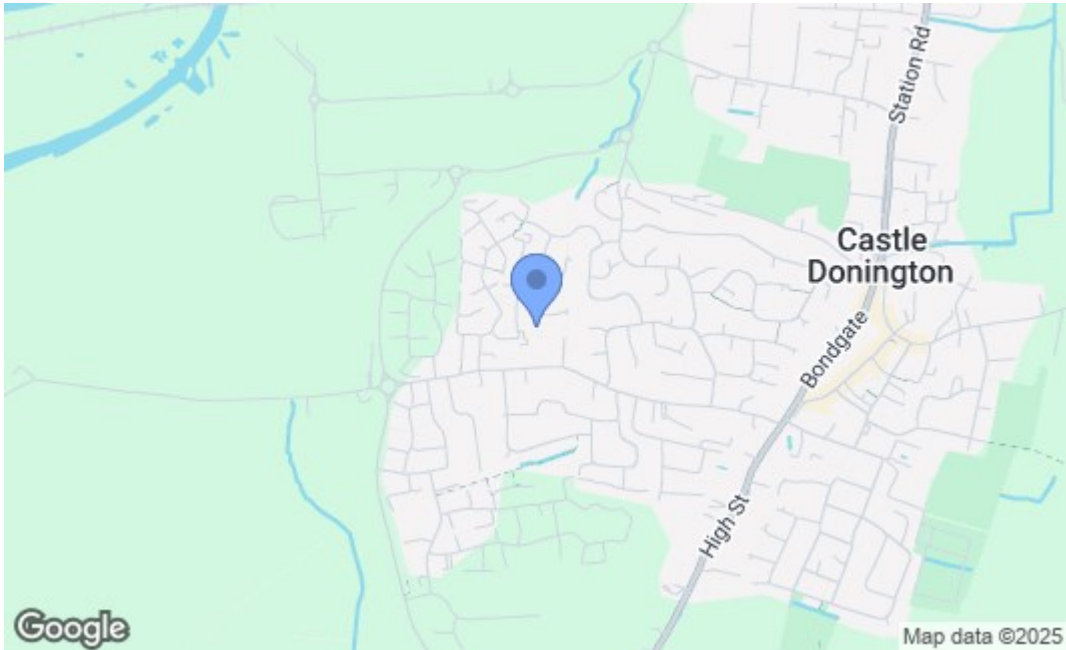
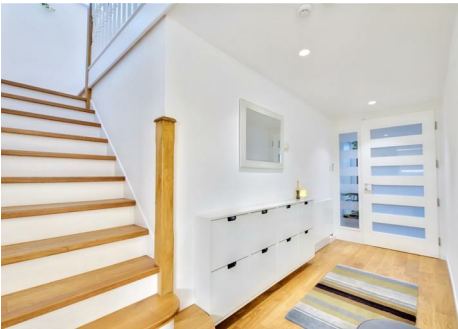
Flood Defenses – No

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		82
(81-91) B		
(69-80) C	67	
(55-68) D		
(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 <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		
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.