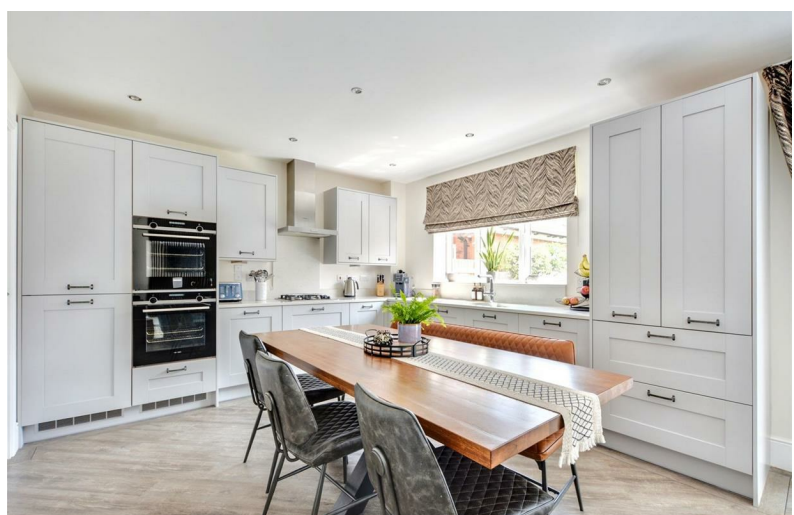


# Robert Ellis

*look no further...*



Heritage Road,  
Castle Donington, Derby  
DE74 2YP

**£464,950 Freehold**

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@robertellisea



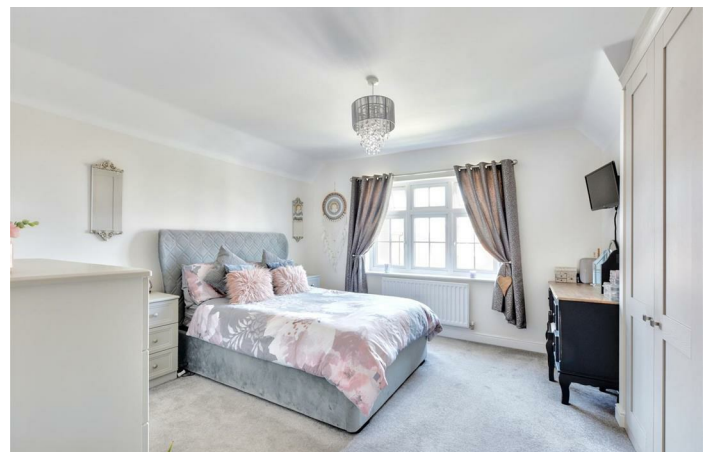


A WELL PRESENTED AND SPACIOUS, FOUR BEDROOM DETACHED FAMILY HOME WITH AMPLE OFF STREET PARKING, GARAGE, LANDSCAPED GARDEN AND UPGRADES THROUGHOUT SITUATED WITHIN A NEW DEVELOPMENT OF CASTLE DONINGTON AND PERFECT FOR A RANGE OF BUYERS.

Robert Ellis are pleased to bring to the market this superb example of a four bedroom detached family home. Originally constructed by REDROW in 2022, this property features fantastic upgrades throughout and is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. This property would be ideal for a wide range of buyers and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, spacious WC, open plan kitchen/diner with integrated appliances and marble work surfaces and utility room with an additional sink, marble work surfaces and space for appliances. To the first floor, the landing leads to the master bedroom with fitted wardrobes and three piece fully tiled en-suite shower room. There are also three other spacious bedrooms and a three piece family bathroom suite. To the exterior, the property benefits a turfed front garden being set back from the pavement via hedging. There is ample off street parking for three/four vehicles and access into the brick built garage through an up and over manual door where there is power and lighting available. There is also a wooden gate from the driveway into the garden. To the rear, the garden has been landscaped and benefits sandstone patio tiles creating three different patio and seating area's, a pergola, exterior cooking/BBQ area, turf, raised flower beds and a water fountain with a filtered fish pond. The garden also benefits from exterior lighting within the planters, pond and garage soffits.

Located in the popular residential village of Castle Donington, situated within this fantastic new development, close to a wide range of local and brand new amenities such as the Sainsburys local, Starbucks and Foxbridge primary school with more still being built. Castle Donington village centre is within walking distance where other amenities can be found such as pubs, restaurants, vets, doctors, hairdressers and more can be found. There are fantastic transport links available such as nearby bus stops and easy access to major road links including the M1 and A50 with East Midlands Airport and local train stations being just a short drive away.



### Entrance Hall

Composite front door, Luxury vinyl tile flooring, radiator, painted plaster ceiling, built in storage cupboard, ceiling light.

### Downstairs WC

5'4 x 6'1 (1.63m x 1.85m)

uPVC double glazed patterned diamond window overlooking the front, luxury vinyl tile flooring, radiator, WC, wall mounted sink, painted plaster ceiling, spotlights.

### Lounge

11'4 x 16'4 (3.45m x 4.98m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, electric fire with feature fireplace, painted plaster ceiling, ceiling light.

### Kitchen/Diner/Living Room

24'7 x 12'0 (7.49m x 3.66m)

uPVC double glazed window overlooking the rear, uPVC double glazed French doors overlooking the rear and leading to the rear garden, luxury vinyl tile flooring, radiator, built in storage cupboard, painted plaster ceiling, spotlights, marble worktop, double integrated electric oven, gas hob and overhead extractor fan, integrated fridge/freezer, integrated dishwasher.

### Utility Room

5'5 x 5'5 (1.65m x 1.65m)

uPVC double glazed window overlooking the side, luxury vinyl tile flooring, marble worktop, space for washing machine, space for tumble dryer, wall mounted boiler with boiler housing, painted plaster ceiling, spotlights.

### Landing

Carpeted flooring, loft access, painted plaster ceiling, built in storage cupboard, ceiling light.

### Bedroom One

12'4 x 11'5 (3.76m x 3.48m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, fitted wardrobes, painted plaster ceiling, ceiling light.

### En-Suite

8'0 x 3'8 (2.44m x 1.12m)

uPVC double glazed patterned window overlooking the side, tiled flooring, fully tiled walls, WC, pedestal sink, double enclosed shower unit, heated towel rail, painted plaster ceiling, ceiling light.

### Bedroom Two

10'7 x 10'6 (3.23m x 3.20m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, fitted wardrobes, painted plaster ceiling, ceiling light.

### Bedroom Three

11'1 x 8'0 (3.38m x 2.44m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Bedroom Four

9'1 x 8'5 x 7'7 (2.77m x 2.57m x 2.31m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Family Bathroom

7'7 x 6'7 (2.31m x 2.01m)

uPVC double glazed patterned window overlooking the rear, tiled flooring, heated towel rail, pedestal sink, WC, bath with mixer tap and shower over the bath, painted plaster ceiling, spotlights.

### Outside

To the front of the property there is a small turfed garden set back from the pavement via hedging and a driveway that would fit three/four vehicles with access into the brick built garage through the up and over manual door. The garage benefits power and lighting throughout. There is also a wooden gate leading from the driveway into the rear garden. To the rear, there is a landscaped garden with sandstone patio tiles creating two different seating areas, a pergola, turf, raised flower beds and fish pond with filtration system and water feature.

### 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 76 mbps

Ultrafast 1800 mbps

Phone Signal – O2, THREE, EE, VODAFONE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

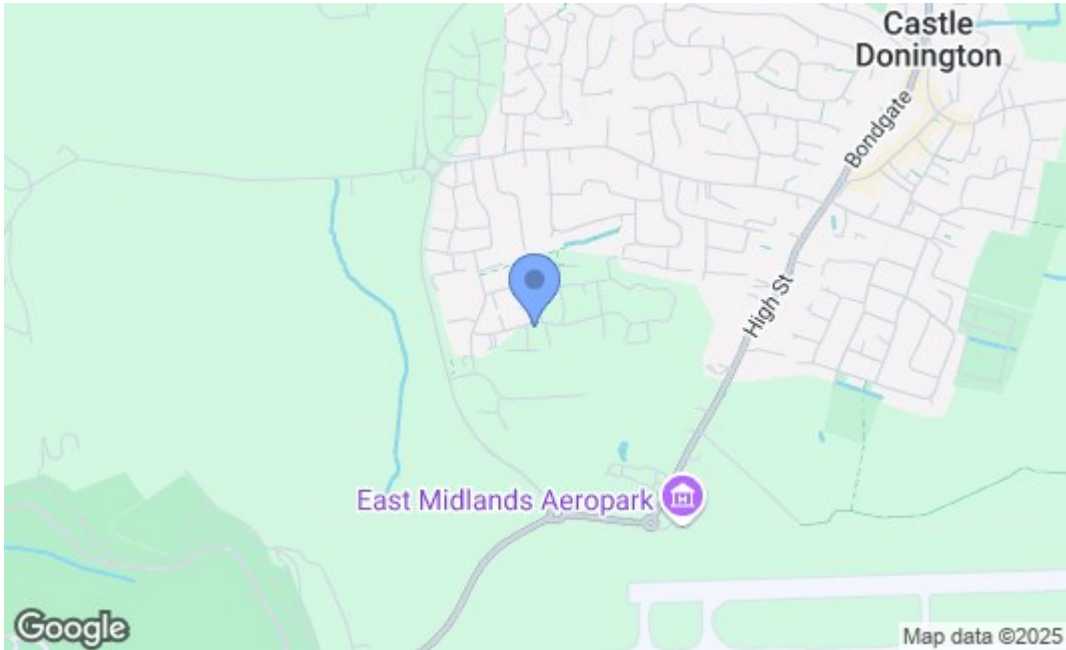
Any Legal Restrictions – No

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		
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.