

Hillside,  
Castle Donington, Derby  
DE74 2NH

**£825,000 Freehold**



A FOUR BEDROOM DETACHED FAMILY HOME OFFERING HIGH SPEC ACCOMMODATION IN THIS SOUGHT AFTER VILLAGE.

Robert Ellis are privileged to offer to the market this stunning detached home that was originally built in 1957, this impressive property has been redesigned and extended in recent years, creating a striking home that perfectly blends modern design with light-filled, spacious living. The layout includes a modern open-plan kitchen fitted with integrated AEG appliances, flowing into the dining areas and living area, ideal for both everyday family life and entertaining. There is an addition spacious lounge stretching more than 18ft, along with a utility room and a downstairs shower room for added convenience. There are four well-proportioned bedrooms, including a superb master suite with a dressing room and en-suite. During its transformation, the property was thoughtfully reimagined to maximise natural light, with additional windows enhancing the sense of space and highlighting the beautiful far-reaching views from its elevated position. Standing on a generous plot of around half an acre, the home also benefits from ample off-road parking for multiple vehicles and offers a rare opportunity to enjoy a contemporary lifestyle in one of the area's most desirable locations of Castle Donington. The property is situated in a fantastic spot for link roads such as the A50 and M1 in addition to East Midlands Airport and other local attractions such as Donington Race Track and family day outs at locations such as Calke Abbey or Staunton Harold are just a short drive away.

This stunning detached home, situated on an elevated plot with great views over Castle Donington and sits within 0.5 of an acre really needs to be viewed internally to appreciate exactly what is on offer. The property has benefitted from a redesign and extensive refurbishment throughout to make this property what it is today. Internal accommodation briefly comprises of a large entrance hall on arrival with a large living room set on your right. Accessed on your left via double doors brings you in to the breath taking open plan living area with superb natural light on offer and extensive views. The living space runs into dining area and then opening into the beautiful kitchen which boasts bi fold doors onto the rear garden. The utility room is accessed via the kitchen which also leads to the shower room, equipped with a double shower cubicle and skylight. To the first floor, there are four bedrooms and a family, four piece bathroom. The standout room on the first level is the master bedroom, stretching more than 18ft and leading to the walk in wardrobe/dressing area and en-suite.

Castle Donington is a very popular place to live, with there being excellent local shops which includes a Co-op store and a recently built Aldi, there are further shops in the village centre, various local pubs and restaurants, schools for all ages, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J24 of the M1, which connects the A42, the A50, East Midlands Airport, East Midlands Parkway station and various main roads which provide good access to Nottingham, Derby, Loughborough, Leicester and many other East Midlands towns and cities.



### Entrance Hall

Secure wood grain effect composite door to the front, engineered oak flooring, radiator, ceiling spotlights, stairs to the first floor, double doors to the open plan living/diner and doors to:

### Lounge

19'11 x 10'8 approx (6.07m x 3.25m approx)

Two double glazed windows to the front, radiator and TV point.

### Living Area

14'8 x 12'9 approx (4.47m x 3.89m approx)

Five double glazed windows to the front and side, gas fire and spotlights to the ceiling.

### Dining Area

10'6 x 12'10 approx (3.20m x 3.91m approx)

Double glazed window to the side, engineered oak flooring and two radiators.

### Kitchen

21'11 x 9'5 approx (6.68m x 2.87m approx)

Double glazed bi-fold doors to the side, double glazed patio doors to the rear, integrated double oven, integrated coffee machine, integrated microwave, four ring AEG induction hob with extractor over, 1½ bowl sink and drainer, integrated fridge freezer, double glazed window to the rear, integrated AEG dishwasher, feature radiator, engineered oak flooring, spotlights and ceiling light point and a breakfast bar. Door to:

### Utility

10'10 x 8'4 approx (3.30m x 2.54m approx)

Double glazed window to the side, plumbing for a washing machine, inset sink and drainer, space for a tumble dryer, matching wall and base units, ceiling spotlights, engineered oak flooring.

### Shower Room

8'5 x 6' approx (2.57m x 1.83m approx)

Double shower cubicle with a rainwater shower head and hand held shower, wall mounted towel rail, low flush w.c., floating vanity wash hand basin, tiled floor, fully tiled walls, ceiling spotlights, skylight and extractor fan.

### First Floor Landing

Stairs to the first floor, double glazed stained glass window to the side, loft access hatch, airing/storage cupboard, radiator and doors to:

### Bedroom 1

18'2 x 10'8 approx (5.54m x 3.25m approx)

Two double glazed windows to the front and a radiator. Door to:

### Dressing Room

Fitted wardrobes and storage and door to:

### En-Suite

Obscure double glazed window to the front, free standing bath, vanity wash hand basin, low flush w.c. and extractor fan.

### Bedroom 2

14'7 x 12'8 approx (4.45m x 3.86m approx)

Double glazed windows to the front and side and a radiator.

### Bedroom 3

10'11 x 10'6 approx (3.33m x 3.20m approx)

Double glazed window to the side and a radiator.

### Bedroom 4

8'6 x 9'7 approx (2.59m x 2.92m approx)

Double glazed windows to the rear and side and a radiator.

### Bathroom

Obscure double glazed window to the rear, wall mounted towel rail, panelled bath, vanity wash hand basin, low flush w.c., single shower cubicle, tiled floor, part tiled walls and extractor fan.

### Outside

There is a long driveway to the elevated plot which has a block paved drive, gravelled area and hard standing for further parking. To the front of the property there is a lawned garden with an outside purpose built office and shed, enclosed by mature trees and bushes.

To the rear there is a patio area, artificial lawn and railway sleepers.

### Directions

From Long Eaton continue along the B6540 to the traffic island where the Castle Donington exit is signposted. Follow this road over the bridge into Castle Donington and just after the Lamb Inn Public House, Hillside is the next turning on the left hand side. 8966CO

### Council Tax

North West Leicestershire Band

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 17mbps Superfast 74mbps Ultrafast

1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

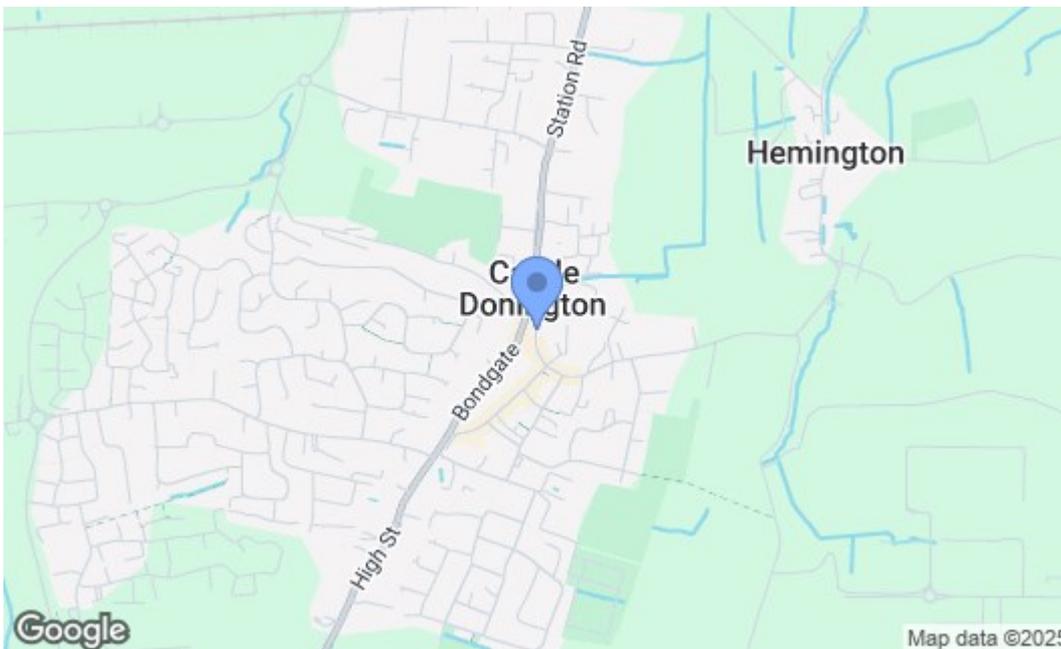
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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			
<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.