



Webb Drive,
Castle Donington, Derby
DE74 2JW

O/O £390,000 Freehold

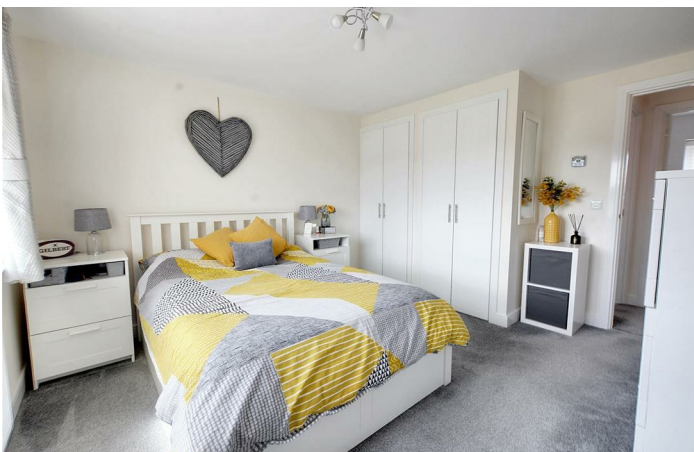


THIS IS A LOVELY, DOUBLE FRONTED DETACHED FAMILY HOME WHICH WAS RECENTLY BUILT BY WILLIAM DAVIS AND INCLUDES SPACIOUS LIVING ACCOMMODATION AND FOUR GOOD SIZE BEDROOMS.

Being located on this quiet road which is on the edge of the William Davis development on the outskirts of Castle Donington, this double fronted detached property provides a lovely family home which still has a brand new feel. For the size and layout of the ground floor and the four bedrooms to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to all the amenities and facilities provided by Castle Donington as well as to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property has a most attractive appearance with facia bricks to the external elevations, under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives all the benefits of having gas central heating and double glazing. In brief the accommodation includes a reception hall with a ground floor w.c. off and doors leading to the through lounge, from which there are French doors leading to the rear garden and the dining/living kitchen which is exclusively fitted with Shaker style units in the kitchen area and off the kitchen there is a most useful utility/laundry room. To the first floor the landing leads to the four bedrooms, three of which have built-in wardrobes, the main bedroom has an en-suite shower room and there is the family bathroom. Outside there are landscaped gardens at the front which extend down the left hand side of the property and to the right there is a driveway which provides off road parking and this leads to the detached brick garage and at the rear there is a landscaped garden with Indian sandstone patios, a lawn with raised beds and fencing and brickwork to the boundaries.

Castle Donington is a very popular village which has a number of local amenities including a Co-op and Aldi stores as well as many other retail outlets in the village centre, there are excellent schools for all ages within easy reach, several local pubs restaurants, 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, the A50 and A42, East Midlands Airport, East Midlands Parkway station and an excellent network of main roads which provide good access to Derby, Nottingham, Leicester, Loughborough and other East and West Midlands towns and cities.



Porch

Open porch with an outside light leading through a stylish composite door with inset diamond double glazed panel to:

Reception Hall

Stairs leading to the first floor, radiator, wall mounted central heating programmer and panelled doors to the lounge and dining/living kitchen.

Ground Floor w.c.

Having a low flush w.c., wall mounted hand basin with mixer tap and splashback, radiator and there is storage space beneath the stairs.

Lounge/Sitting Room

21' x 11'3 approx (6.40m x 3.43m approx)

Double glazed window with a fitted blind to the front, double glazed double opening French doors leading out to the rear garden, two radiators and a TV aerial point.

Dining Kitchen

20'10 x 9'6 approx (6.35m x 2.90m approx)

The exclusively fitted kitchen has grey Shaker style units with brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and a four ring Smeg gas hob set in an L shaped work surface with an integrated dishwasher, cupboards and drawers below, integrated upright fridge/freezer, Smeg double oven with cupboards above and below, matching eye level wall cupboards and a hood over the cooking area, tiling to the walls by the work surface areas, recessed lighting to the ceiling, double glazed windows with fitted blinds to the front, side and rear and two radiators.

Utility Room

8'5 x 7' approx (2.57m x 2.13m approx)

The utility room has a stainless steel sink set in a work surface with cupboards and spaces for both an automatic washing machine and tumble dryer below, Ideal Logic boiler housed in a fitted cupboard, radiator, double glazed door leading out to the rear garden, tiling to the walls by the work surface areas and an extractor fan.

First Floor Landing

Radiator, balustrade to the landing and doors leading to:

Bedroom 1

12'8 x 11'6 approx (3.86m x 3.51m approx)

Double glazed window to the front, radiator, two double built-in wardrobes, programmer for the heating system which allows the heating on the first floor to be controlled separately to the ground floor.

En-Suite

The en-suite to the main bedroom has a shower with a mains flow shower system, tiling to three walls and a folding glazed door, low flush w.c. and wall mounted wash hand basin with a mixer tap, tiling to the walls by the sink and w.c., extractor fan, ladder towel radiator, electric shaver point, hot water tank housed in an airing/storage cupboard and recessed lighting to the ceiling.

Bedroom 2

10'6 x 9'8 approx (3.20m x 2.95m approx)

Double glazed window to the front, radiator and a double built-in wardrobe.

Bedroom 3

8'3 x 8' approx (2.51m x 2.44m approx)

Double glazed window to the rear and a radiator.

Bedroom 4

9'7 x 8' approx (2.92m x 2.44m approx)

Double glazed window to the rear, radiator and a double built-in wardrobe.

Bathroom

The bathroom has a white suite including a panelled bath with a mixer tap and a hand held shower, tiling to two walls, low flush w.c. and a wall mounted hand basin with mixer tap and tiled splashback, ladder towel radiator, recessed lighting to the ceiling, extractor fan, electric shaver point and an opaque double glazed window with a fitted blind.

Outside

At the front of the property there is a block paved drive with a designated parking area for the property and there is a slabbed path with lawned areas to either side and raised planted beds which leads to the front door and the lawn extends down the left hand side of the property. From the driveway there is a gate providing access to the rear garden.

At the rear there is an Indian sandstone patio with a path leading to a second patio/seating area behind the garage, a lawn with raised beds to the sides, outside lighting is provided at the rear of the house and to the side of the garage, there is an outside tap and fencing and brickwork to the boundaries.

Garage

19'6 x 10'2 approx (5.94m x 3.10m approx)

Brick detached garage with a pitched tiled roof, up and over door to the front, storage in the roof space, lighting and power in the garage and an outside light to the front of the garage.

Directions

Proceed out of Long Eaton along Tamworth Road and through Sawley in the direction of Castle Donington. On entering Castle Donington proceed on Station Road which becomes Bond Gate and at the traffic lights turn right onto Park Lane, continue for some distance and turn right onto Pathfinder Way and left into Webb Drive.

8030AMMP

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

Broadband Speed - Standard 14mbps, Superfast 30mbps, Ultrafast 1000mbps

Phone Signal – EE

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

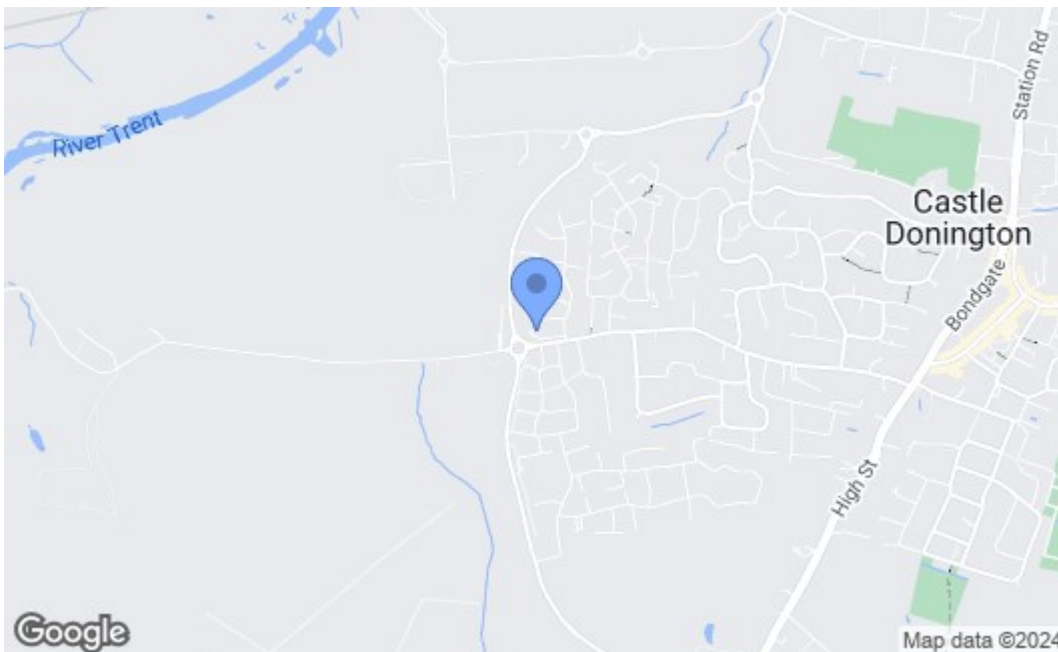
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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 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.