Robert Ellis

look no further...







Paddock Close,
Castle Donington, Derby
DE74 2JW

£450,000 Freehold



A MODERN FOUR BEDROOM DETACHED FAMILY HOME, BUILT IN 2021 AND SITUATED ON PADDOCK CLOSE JUST OFF PARK LANE IN THE SOUGHT AFTER VILLAGE OF CASTLE DONINGTON, OFFERING SPACIOUS ACCOMMODATION, A STUDY/OFFICE AND A STUNNING KITCHEN DINER.

Robert Ellis are delighted to bring to the market this impressive four bedroom detached home, built in 2021 and positioned within the popular residential location of Paddock Close in Castle Donington. Offering modern and well proportioned accommodation throughout, the property would make an ideal family home, combining contemporary living space with a practical layout and a convenient village location.

Upon entering, you are welcomed by a spacious, light and airy entrance hallway, creating an excellent first impression and providing access to the principal ground floor rooms. The living room benefits from a feature media wall, providing an attractive focal point and a comfortable space to relax. There is also a separate study/office, offering excellent flexibility for home working or additional family use. The heart of the home is the impressive spacious kitchen diner, providing an excellent setting for everyday family life and entertaining. The kitchen and dining area benefit from patio doors opening directly onto the rear garden, creating a pleasant connection between the indoor and outdoor spaces. A separate utility room and downstairs WC further enhance the practicality of the ground floor accommodation.

To the first floor is a stunning landing area, leading to four well proportioned bedrooms and the family bathroom. The principal bedroom benefits from en suite facilities, providing additional comfort and convenience, whilst the remaining bedrooms offer versatile accommodation for family members or guests. Externally, the property benefits from off road parking, providing convenient parking for residents and visitors. An internal viewing is highly recommended to fully appreciate the spacious accommodation, modern design and desirable location this impressive four bedroom detached home has to offer.

Located in the popular residential village of Castle Donington, close to a wide range of local schools, shops and parks. The village centre is within walking distance where further shops, restaurants, pubs, vets, doctors and more can be found. 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 and local train stations being just a short drive away.





Entrance Hallway
Composite entrance door, two double glazed windows to the front, radiator, panelled walls, stairs to the first floor, storage cupboard and doors to:

Lounge
20'5 x 10'2 approx (6.22m x 3.10m approx)
Double glazed window to the front, radiator, media wall with shelving and downlights, power and TV point for a wall mounted TV, double glazed patio doors to the rear garden.

Study/Play Room
9'9 x 8'9 approx (2.97m x 2.67m approx)
Double glazed window to the front, radiator.

Cloaks/w.c.
Low flush w.c., pedestal wash hand basin, extractor fan, panelled walls, LVT flooring, radiator.

Dining Kitchen
19' x 14'2 to 11'1 approx (5.79m x 4.32m to 3.38m approx)
Double glazed patio doors to the rear, LVT flooring, radiator, matching wall and base units with work surfaces over, five ring gas burner with extractor oven, integrated double oven, stainless steel sink and drainer, integrated dishwasher, integrated fridge freezer and double glazed window to the rear.

Utility Room
Double glazed door to the rear, base units with work surface over, integrated washing machine and tumble dryer, wall mounted boiler.

First Floor Landing
Loft access hatch, double glazed window to the front, radiator, airing cupboard, panelled walls and doors to:

Bedroom 1
11'2 x 12'9 approx (3.40m x 3.89m approx)
Two double glazed windows to the rear, radiator, door to:

En-Suite
Double glazed window to the side, double shower cubicle with mains fed shower, tiled flooring, wash hand basin, low flush w.c. and extractor fan.

Bedroom 2
11' x 10'4 approx (3.35m x 3.15m approx)
Double glazed window to the rear, radiator.

Bedroom 3
11' x 9'10 approx (3.35m x 3.00m approx)
Double glazed window to the front, radiator.

Bedroom 4
9'10 x 7'5 approx (3.00m x 2.26m approx)
Double glazed window to the front, radiator, panelled walls.

Bathroom
5'6 x 8'9 approx (1.68m x 2.67m approx)
Panelled bath with mains fed shower over, wash hand basin, low flush w.c., part tiled walls, tiled flooring, double glazed window to the rear, extractor fan and radiator.

Outside
At the front of the property there is off road parking for multiple vehicles giving access to the garage. There is a lawned garden, pathway and shrubs to the borders.

The rear garden is laid mainly to law with railway sleepers, large patio, outside tap, fencing to the boundaries and side access gate to the front.

Garage
Single garage with a roller shutter door, power and light.

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 left onto Paddock Close where the property can be found on the left as identified by our 'for sale' board.
9603CO

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 16mbps Superfast 70mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three
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













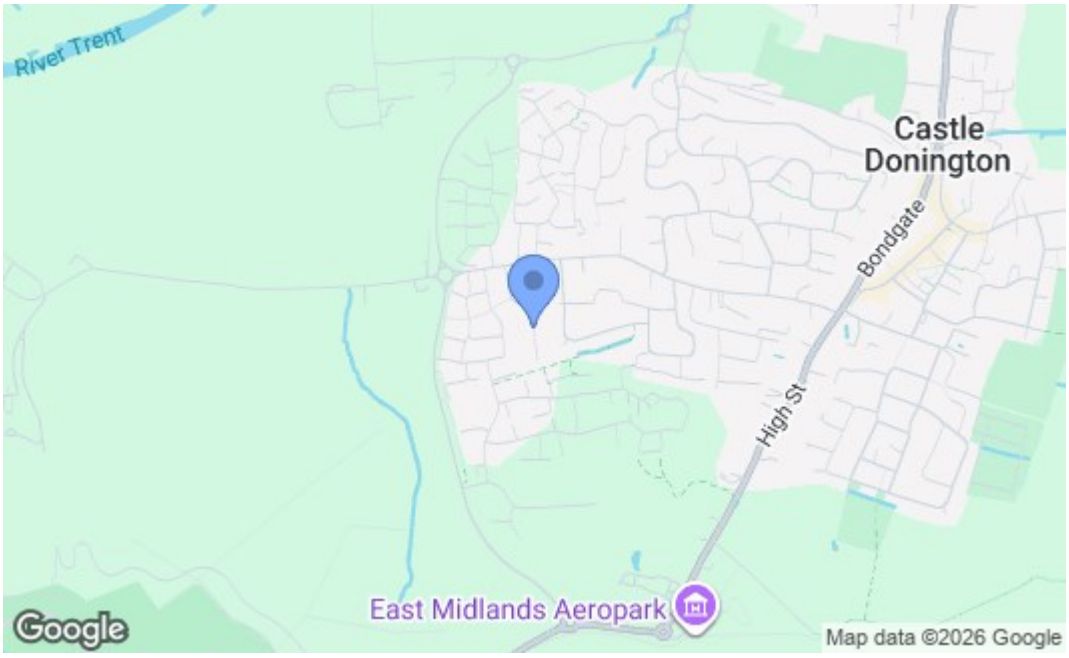

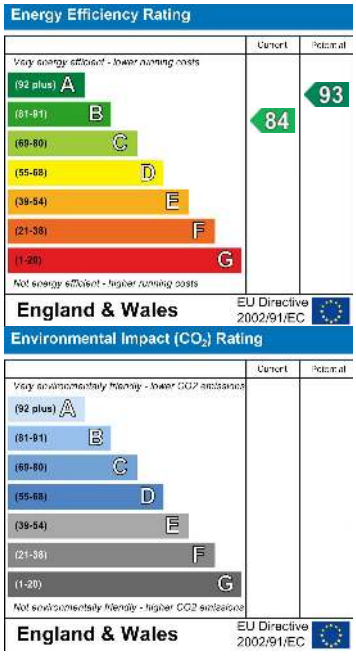

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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