Robert Ellis

look no further...

Upton Close,
Castle Donington, Derby
DE74 2GN

O/O £315,000 Freehold

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AN IMMACULATE THREE BEDROOM DETACHED FAMILY HOME BEING SOLD IN THE HEART OF CASTLE DONINGTON.

Robert Ellis are delighted to bring to the market a property that has been recently renovated to a very high standard by the current owners. There is CCTV cameras, additional lighting in facias and sofits with full alarm system in garage & home. The property would ideally suit the first time buyer or growing family or someone looking to downsize and offers ready to move in to accommodation. The property is found close to local amenities and facilities offered by Castle Donington with excellent transport links to the A50 and M1. An internal viewing is highly recommended to fully appreciate all the property has to offer.

The property is constructed of brick to the external elevation all under a tiled roof and benefits from modern conveniences such as a Hive gas central heating and double glazing. In brief the accommodation comprises of a spacious entrance hall with internal oak doors throughout the property, ground floor w.c., dual aspect lounge having a window to the front and patio doors to the rear garden, a separate dining room and breakfast kitchen with solid oak work surfaces. To the first floor there are three good size bedrooms, the master benefiting from an en-suite, and a separate family bathroom. Outside the property sits on a corner plot and has a font garden with off the road parking to the side lading to the garage and there is a privately enclosed landscaped rear garden.

Castle Donington is a vibrant village which has a number of local amenities and facilities with there being a Co-op store on the main road as you enter the village and other shopping facilities within the centre and there is also a local convenience store close to the property we are selling. There are schools for all ages within walking distance of the house, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and as well as J24 of the M1 and other major road links, East Midlands Airport and East Midlands Parkway stations are within easy reach as are other main roads which provide good access to Nottingham, Derby, Leicester, Loughborough and other East and West Midlands towns and cities.

Entrance Hall
Composite front entrance door, radiator, tiled floor, stairs to the first floor with a balustrade staircase and door to:

Ground Floor w.c.
Low flush w.c., wash hand basin with vanity cupboard under, radiator, tiled floor, tiled walls and splashbacks and UPVC double glazed window to the front.

Lounge
20'10 x 10'8 approx (6.35m x 3.25m approx)
UPVC double glazed bay window to the front with internal shutters, engineered wood floor, TV point, two radiators, UPVC double glazed patio doors to the rear with internal shutters.

Dining Room
12'4 x 10'6 approx (3.76m x 3.20m approx)
UPVC double glazed bay window to the front with internal shutters, door to storage cupboard, radiator and laminate floor.

Kitchen
15'4 x 9'4 approx (4.67m x 2.84m approx)
Wall, base and drawer units with solid wood work surface over, inset 1½ bowl sink and drainer with mixer tap over, splashbacks, built-in oven, induction hob and extractor hood over, plumbing for automatic washing machine, tiled floor, radiator, spotlights, door to understairs storage cupboard and UPVC double glazed window and rear exit door to the garden.

First Floor Landing
UPVC double glazed window to the rear, radiator, access to the loft and doors to:

Bedroom 1
15'4 x 10'9 approx (4.67m x 3.28m approx)
UPVC double glazed window to the front with USB power points, radiator and door to:

En-Suite
Walk-in shower cubicle with shower from the mains, low flush w.c., wash hand basin with vanity cupboard, tiled walls and splashbacsk, radiator, tiled floor, spotlights, extractor fan and UPVC double glazed window to the front.

Bedroom 2
13'2 x 13'6 approx (4.01m x 4.11m approx)
UPVC double glazed window to the front, radiator, door to overstairs storage cupboard housing the gas central heating boiler.

Bedroom 3
7'9 x 7'7 approx (2.36m x 2.31m approx)
UPVC double glazed window to the rear, radiator.

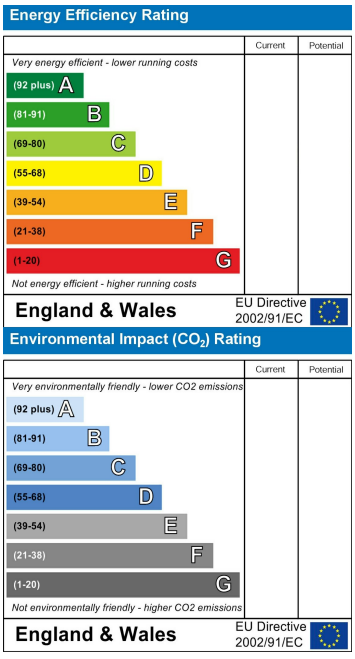
Bathroom
A white three piece suite comprising of a P shaped bath with shower from the mains, low flush w.c. and sink with vanity unit, tiled walls and splashbacsk, tiled floor, spotlights, extractor fan, UPVC double glazed window to the rear and shaver point.

Outside
The property sits on a corner plot having a front garden outside the lounge and dining area with a path to the front entrance door, gravelled borders full of mature shrubs. To the side there is off the road parking for at least 2 cars which leads to the garage and a gate at the side to the rear garden. The rear garden has recently been landscaped with a patio area to the immediate rear leading onto the lawn with gravelled borders and the garden is privately enclosed with fenced boundaries. There is an outside tap.

Garage
17'4 x 9'1 approx (5.28m x 2.77m approx)
Up and over door, light and power, rear pedestrian door to the garden.

Directions
Proceed out of Long Eaton and through Sawley towards Castle Donignton, continue through Castle Donington turning left onto Glover Road, follow the road around and bare left onto Upton Close.
6955AMEC

Council Tax
Band D £2031



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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