

Huffer Road,  
Kegworth, Derby  
DE74 2YH

**£350,000 Freehold**



THIS IS AN ATTRACTIVE, ALMOST BRAND NEW FOUR BEDROOM DETACHED HOUSE HAVING A DETACHED GARAGE AND PRIVATE GARDEN TO THE REAR.

Being situated on Huffer Road, which is within the Crest Nicholson development on the outskirts of Kegworth, this lovely home is ready for immediate occupation and still has a brand new show house feel and for the size of the accommodation and privacy of the rear garden 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 has an attractive appearance with facia brick to the external elevations under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives all the benefits from having gas central heating and double glazing and being a new property is an extremely efficient home to run. The property is entered through a stylish composite front door into the spacious reception hall which has a ground floor w.c. off, there is a door leading to the lounge and this main reception room has a box bay window to the front, the living/dining kitchen is positioned to the rear and the kitchen area has high quality grey gloss finished units and integrated appliances and there are French doors leading from the dining/living area to the covered patio at the rear. There is also a most useful utility room and to the first floor the landing leads to the four good size bedrooms, the main bedroom having an en-suite shower room and the family bathroom which has a shower over the bath. Outside there is the detached brick garage positioned to the rear of the house, a driveway which has an EV charging point and provides off road parking for two vehicles, an easily managed garden area at the front and a private rear garden with main patio area to the rear of the house having a covered awning and paths lead to a second patio area at the bottom right hand corner, there is a lawn with borders, a summerhouse positioned behind the garage and the garden is kept private by having fencing to the boundaries.

Kegworth has a number of local amenities and facilities with other towns and villages such as Loughborough, Castle Donington, East Leake and Long Eaton being within easy reach, there are local 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 to the A42 and A50, East Midlands Parkway Station and airport are again literally only a few minutes drive away, East Midlands Airport and various main roads which provide easy access to main towns with access to the M1 and East Midlands Parkway stations meaning other parts of the country can be easily reached.



## Porch

Open porch with an outside light and slatted flooring leading through a stylish composite front door with two inset glazed panels to:

## Reception Hall

Stairs leading to the first floor, radiator, vinyl flooring which extends through into the living/dining kitchen, understairs storage cupboard which houses the BT internet and electric consumer unit.

## Ground Floor w.c.

Having a white low flush w.c., pedestal wash hand basin with a mixer tap and tiled splashback, radiator, opaque double glazed window and vinyl flooring.

## Lounge/Sitting Room

16'6 into bay x 11'4 approx (5.03m into bay x 3.45m approx)  
Box bay window to the front, radiator and TV aerial point.

## Living/Dining Kitchen

19'8 to 11'9 x 14'9 to 9'2 approx (5.99m to 3.58m x 4.50m to 2.79m approx)

The kitchen area within this large open plan living space has grey gloss units with brushed stainless steel fittings and includes a sink with a mixer tap and a four ring hob set in a work surface which extends to three walls and has an integrated dishwasher, cupboards and drawers below, double oven with cupboards above and below, integrated upright fridge/freezer, matching eye level wall cupboards, recessed lighting to the ceiling in the kitchen area, hood and back plate to the cooking area, double glazed window to the rear and vinyl flooring which extends across the whole of this open plan living space.

The dining/living area has double glazed, double opening French doors leading out to the covered area at the rear of the property, radiator and vinyl flooring.

## Utility Room

7'5 x 5'3 approx (2.26m x 1.60m approx)

The utility room is situated off the living/dining kitchen an etched double glazed door leading out to the side of the property, work surface with an integrated washing machine, cupboard and space for a fridge or tumble dryer below, wall mounted Baxi boiler, two shelves to one wall, radiator and an X-pelair fan.

## First Floor Landing

Radiator, hatch to loft, built-in storage cupboard with shelving and doors to:

## Bedroom 1

13' x 9' approx (3.96m x 2.74m approx)

Double glazed window to the front, radiator, double wardrobes with mirror sliding doors providing shelving and hanging space and a bracket for a wall mounted TV and TV aerial in the room.

## En-Suite

The en-suite to the main bedroom includes a large walk-in shower with a mains flow shower system, tiling to three walls and a sliding glazed door and a protective screen, pedestal wash hand basin with a mixer tap and a

low flush w.c., tiled walls to the w.c. and sink areas with a tiles surface above, ladder towel radiator, opaque double glazed window, recessed lighting to the ceiling and an extractor fan and shelf to one wall.

## Bedroom 2

11' x 9' approx (3.35m x 2.74m approx)

Double glazed window to the rear and a radiator and TV aerial in the room.

## Bedroom 3

10'3 x 7'7 approx (3.12m x 2.31m approx)

Double glazed window to the rear and a radiator.

## Bedroom 4

10' x 9' to 6'9 approx (3.05m x 2.74m to 2.06m approx)

Double glazed window to the front and a radiator.

## Bathroom

The family bathroom has a white suite including a panelled bath with mixer tap and shower, tiling to three walls and a protective glazed screen, pedestal wash hand basin with a mixer tap and a low flush w.c. with a concealed cistern, tiling to the walls by the sink and w.c. areas, opaque double glazed window, electric shaver point, recessed lighting to the ceiling, X-pelair fan and a ladder towel radiator.

## Outside

There is a pebbled area in front of the property with a path to the front door and a small lawned area with pebbles to one side and there is a low level hedge to the right hand boundary. The drive extends down the left hand side of the property and provides off road parking for at least two vehicles and provides access to the garage, there is an EV charging point and between the house and garage there is a wooden gate which provides access to the rear garden.

The rear garden has been landscaped and there is a block paved patio with a sloping covered feature solid awning with block paved pathways either side of the garden leading to the second block paved patio area which is in the bottom right hand corner of the garden. There is a lawn with borders to the sides and behind the garage there is a summerhouse, to the right hand side of the property there is a storage area, outside lighting is provided at the rear of the house and side of the garage and there is an external water supply is provided.

## Garage

18' x 9'5 approx (5.49m x 2.87m approx)

The brick detached garage has a pitched tiled roof, an electric roller door to the front, power and lighting is provided, storage in the roof space and vinyl floor covering.

## Summerhouse

7'8 x 5'8 approx (2.34m x 1.73m approx)

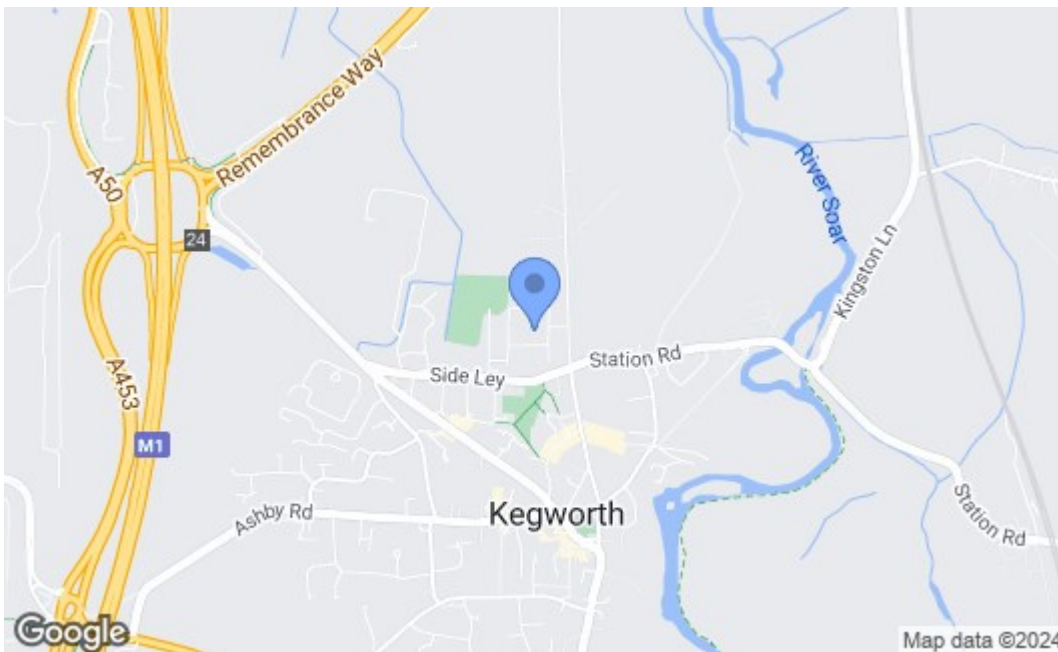
Double opening glazed doors and windows to either side.

## Council Tax

Band D



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(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			
<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.