



Craner Road,  
Castle Donington, Derby  
DE74 2SB

**O/O £369,950 Freehold**

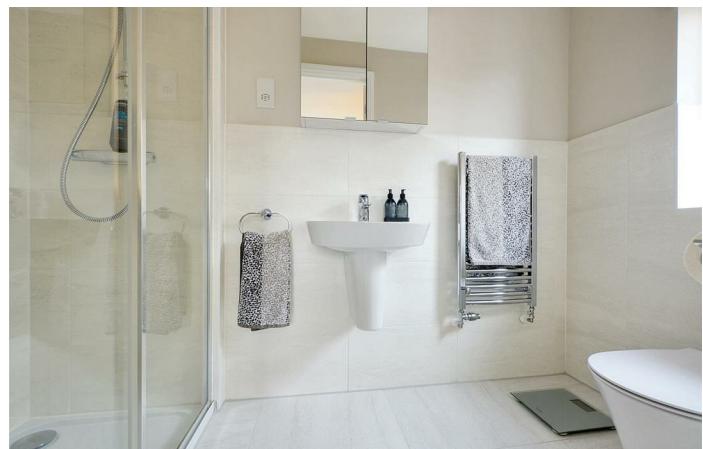


A BEAUTIFULLY PRESENTED, HIGH QUALITY AND SPACIOUS, THREE BEDROOM DETACHED HOUSE OFFERING AMPLE OFF STREET PARKING, BRICK BUILT GARAGE, UPGRADES THROUGHOUT AND THE ADDED BENEFIT OF BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this stunning example of a perfect three bedroom detached house. Originally constructed by REDROW in 2021, this property comes with the remainder of the NHBC warranty plus fantastic extras that the vendors have installed along the way such as ceramic tiled flooring, quartz worktops, spotlights, CCTV system, HIVE central heating system, alarm, landscaped gardens to the front and rear, electric roller garage door and much more as people will see when they come to look at the high specification and finish. An internal viewing is highly recommended to appreciate the area along with the space this home has to offer.

In brief, the property comprises a bright and airy entrance hallway with a composite front door and ceramic tiled flooring, downstairs WC, generous lounge and open plan kitchen/diner with ceramic flooring, quartz worktop, integrated appliances and a utility cupboard for a washing machine and ventilation for a tumble dryer. To the first floor, the landing leads to three generous bedrooms with two of those benefitting from recently installed fitted wardrobes and the master boasting an en-suite shower room. There is also a high quality three piece family bathroom suite with plenty of storage throughout the property. To the exterior, the current vendors have had both the front and rear gardens professionally landscaped and low maintenance to suit their lifestyle. The rear garden boasts sandstone tiles for the patio areas with raised flower beds and a wooden gate with access on to the driveway and into the brick built garage which has an electric roller door, power and lighting throughout.

Located in the popular residential village of Castle Donington, close and within walking distance to a wide range of local schools, shops and parks. Foxbridge Primary School has been built along with the site to accommodate young children moving into the area along with Castle Donington College being the secondary school of choice and within walking distance. The main village centre is just a short walk away where restaurants, shops, bars, beauty salons, cafe's and much more can be found. There are fantastic transport links available such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport being a stones throw and approximately a 7 minute drive away.



## Entrance Hall

Composite front door, ceramic tiled flooring, understairs storage cupboard, radiator, ceiling light.

## Ground Floor w.c.

2'7 x 4'11 approx (0.79m x 1.50m approx)

UPVC double glazed patterned window overlooking the front, ceramic tiled flooring, low flush w.c., wall mounted sink, radiator, ceiling light.

## Lounge

11'1 x 14'8 approx (3.38m x 4.47m approx)

UPVC double glazed window overlooking the front, carpeted flooring, radiator, ceiling light.

## Kitchen/Diner

18'3 x 11'7 approx (5.56m x 3.53m approx)

UPVC double glazed French doors overlooking and leading to the front, ceramic tiled flooring, utility cupboard, radiator, wall and base units with 30mm quartz worktops over, inset sink and drainer, spotlights, integrated induction hob, electric double ovens and overhead extractor fan, integrated dishwasher, integrated fridge/freezer.

## Utility Cupboard

Power, lighting, plumbing, space for a washing machine, space and ventilation for a tumble dryer.

## First Floor Landing

UPVC double glazed window overlooking the side, storage cupboard housing the wall mounted combi boiler, carpeted flooring, loft access, ceiling light.

## Master Bedroom

11'2 x 11'6 approx (3.40m x 3.51m approx)

UPVC double glazed window overlooking the front, carpeted flooring, radiator, fitted wardrobes with TV aerial connection, ceiling light.

## En-Suite Shower Room

UPVC double glazed patterned window overlooking the side, tiled flooring, single enclosed shower unit, low flush w.c., sink, heated towel rail, spotlights.

## Bedroom 2

10'9 x 10'9 approx (3.28m x 3.28m approx)

UPVC double glazed window overlooking the rear, carpeted flooring, fitted wardrobes, radiator, ceiling light.

## Bedroom Three

6'8 x 11'3 approx (2.03m x 3.43m approx)

UPVC double glazed window overlooking the rear, carpeted flooring, radiator, ceiling light.

## Family Bathroom

6'5 x 8'2 approx (1.96m x 2.49m approx)

UPVC double glazed patterned window overlooking the front, tiled flooring, bath with mixer tap and shower over the bath, low flush w.c., wall mounted sink, heated towel rail, built in storage cupboard, spotlights.

## Outside

To the front of the property there is a low maintenance garden that the current owners have had professionally landscaped since purchasing the property along with a large driveway for several vehicles, access into the brick built garage through an electric up and over door and access into the garden through a wooden gate. To the rear, there is a low maintenance and private garden which has also been professionally landscaped by the current vendors which benefits sandstone patio tiles, gravel and raised flower beds.

## 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 Craner Road.

8179RS

## Council Tax

North West Leicestershire Band D

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – SKY, BT, VIRGIN

Broadband Speed - Standard 16mbps Superfast 65mbps Ultrafast 1000mbps

Phone Signal – 02, EE, THREE AND VODFAONE

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

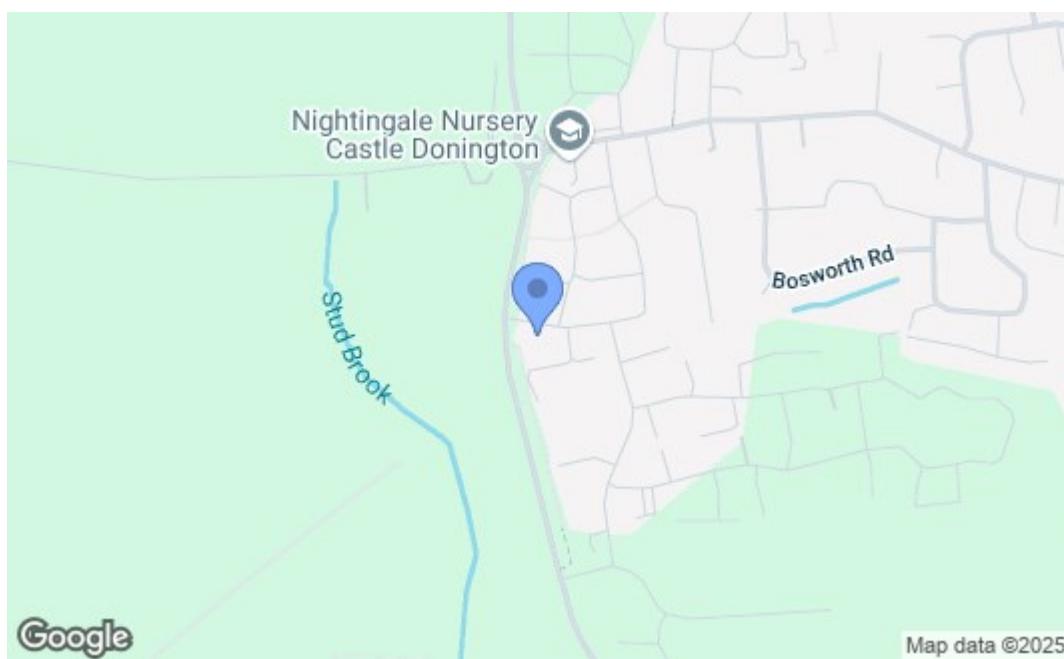
Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis  
ESTATE AGENTS



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