



Fosbrook Drive,
Castle Donington, Derby
DE74 2UW

£324,995 Freehold

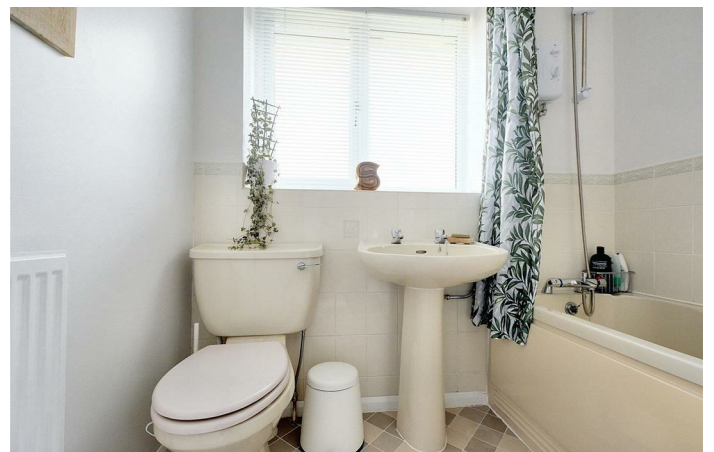


A WELL PRESENTED AND SPACIOUS, THREE BEDROOM DETACHED HOUSE WITH OFF STREET PARKING, GARAGE, GARDEN AND EXTERIOR OFFICE ROOM.

Robert Ellis are delighted to bring to the market this superb example of a three bedroom detached family home. The property is constructed of brick and benefits double glazing and gas central heating throughout and has been modernised to a high standard by the current owners with the additional of a brand new exterior office/garden room to the rear. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, downstairs WC, bay fronted lounge and open plan kitchen/diner with integrated appliances. To the first floor the landing leads to the master bedroom complete with fitted wardrobes and recently refitted en-suite shower room, the family bathroom and two further good sized bedrooms. To the exterior, the property benefits a turfed front garden and off street parking with access into the garage through an up and over manual door. The garage is constructed of brick and benefits a power supply with sockets and lighting. To the rear there is a tiered garden with two patio areas, wooden storage shed, real and artificial turf, flower beds and a fantastic exterior office/garden room which has been thermally insulated for use in winter and has a power supply.

Located in the popular village of Castle Donington, close to a wide range of local schools, shops and parks.. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 with local train stations and East Midlands Airport being just a short drive away. The famous Donington race course is just a short drive away from the property with the local village situated within walking distance where you can find pubs, bars, restaurants and shops.



Entrance Hall

UPVC double glazed front door, luxury vinyl tile flooring, radiator, built in under stairs storage cupboard, ceiling light.

Ground Floor w.c.

2'4 x 5'5 approx (0.71m x 1.65m approx)

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

Lounge

10'9 x 14'2 approx (3.28m x 4.32m approx)

UPVC double glazed bay window overlooking the front, luxury vinyl tile flooring, radiator, ceiling light.

Kitchen/Diner

9'9 x 26'6 approx (2.97m x 8.08m approx)

UPVC double glazed French doors leading to the rear, UPVC double glazed single door leading to the rear garden, UPVC double glazed window overlooking the rear, luxury vinyl tile flooring, radiator, grey handle-less soft closing wall, base and drawer units with work surfaces over, inset sink and drainer, space for a fridge/freezer, integrated electric double oven, integrated induction hob and overhead extractor fan, integrated dishwasher, integrated washing machine and spotlights.

First Floor Landing

UPVC double glazed window overlooking the side, carpeted flooring, built in storage cupboard, loft access, ceiling light and doors to:

Bedroom 1

10'3 x 10'1 approx (3.12m x 3.07m approx)

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

En-Suite

4'8 x 4'9 x 7'9 approx (1.42m x 1.45m x 2.36m approx)

UPVC double glazed patterned window overlooking the side, vinyl flooring, heated towel rail, top mounted sink, low flush w.c., single enclosed shower unit, ceiling light.

Bedroom 2

8'9 x 10'6 approx (2.67m x 3.20m approx)

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

Bedroom 3

7'0 x 7'4 approx (2.13m x 2.24m approx)

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

Family Bathroom

6'8 x 5'5 approx (2.03m x 1.65m approx)

UPVC double glazed patterned window overlooking the rear, vinyl flooring, low flush w.c., pedestal sink, bath with electric shower over the bath, ceiling light.

Outside

To the front of the property there is a small turfed garden setting the property back from the pavement with ample off street parking and access into the brick built garage through the up and over manual door. To the rear there is a tiered garden with turf, artificial turf, flower beds, two patio areas, a wooden storage shed and an exterior office/garden room that has been built to a high standard and is insulated for use in the winter months.

Office/Garden Room

11'1 x 7'1 approx (3.38m x 2.16m approx)

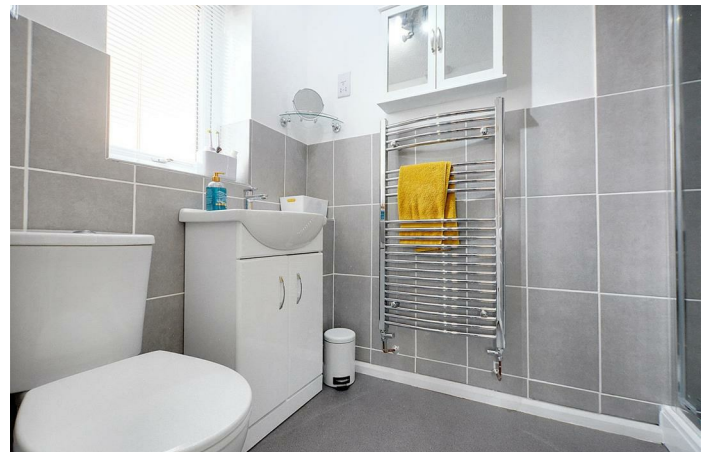
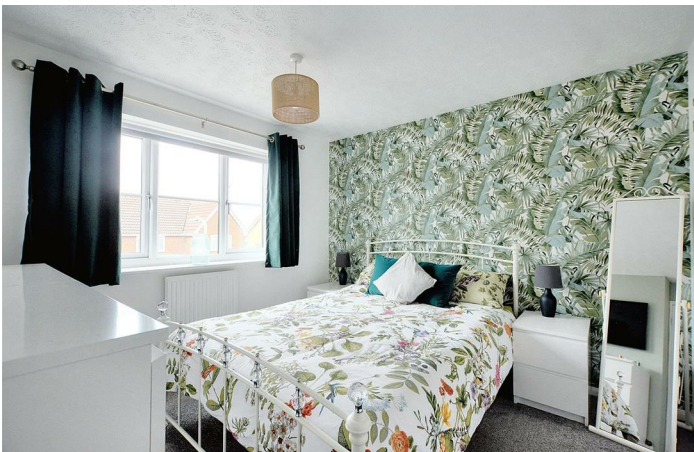
Composite French doors and window overlooking the garden, laminate flooring, painted plaster ceiling, spotlights.

Directions

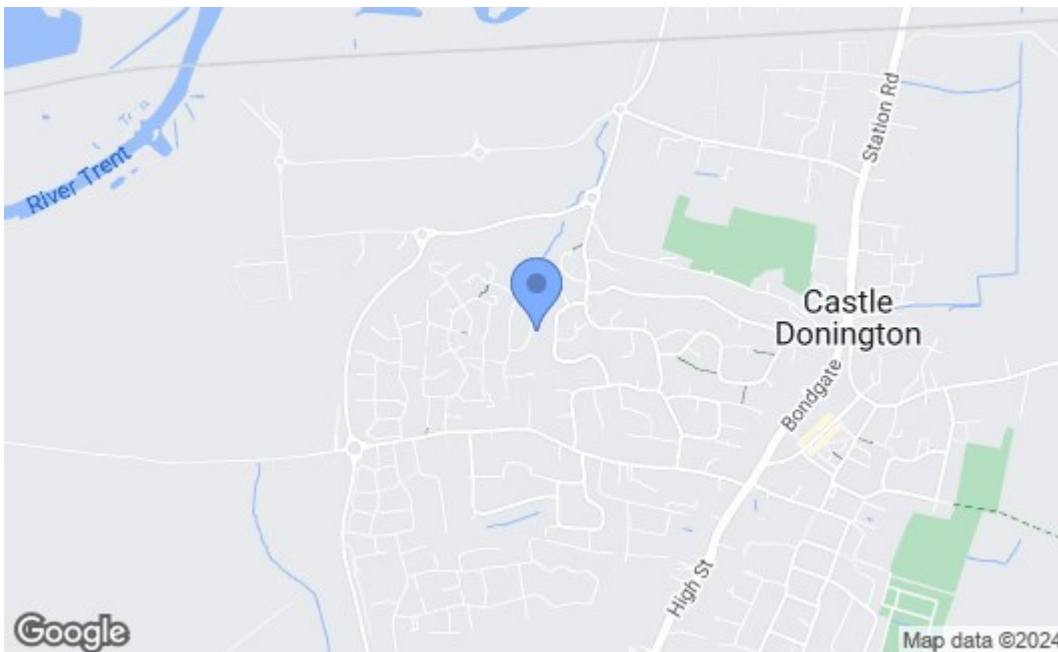
Proceed out of Long Eaton along Tamworth Road continuing over the traffic island and through Sawley. At the traffic island take the exit to Castle Donington. Continue towards Castle Donington and onto Station Road. Turn right onto Trent Lane by the Co-op and at the island turn left onto Back Lane which then turns into Darsway to the right, follow this and turn right onto Queensway, right again onto Bentley Road, left onto Fox Road and left onto Fosbrook Drive.

Council Tax

North West Leicestershire Council Band D



Robert Ellis
ESTATE AGENTS



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