Robert Ellis

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22 Cheribough Road,
Castle Donington, Derby
DE74 2RY

£359,950 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A FIVE BEDROOM DETACHED FAMILY HOME IN THE SOUGHT AFTER AND CONVENIENT LOCATION OF CASTLE DONINGTON.

Robert Ellis are delighted to bring to the market a five bedroom, two storey extended detached family home. This property offers huge potential and has had some re-modification done to the property already with the bedrooms being redecorated and having newly fitted en-suites, but the ground floor accommodation is ready for the next family to stamp their on mark on. There is currently a kitchen and two reception rooms which could be made into an open plan dining kitchen (subject to the necessary permission), there is also a double garage with a workshop to the rear which could be changed into a utility room or play room. To fully appreciate the accommodation on offer and see its true potential, an early internal viewing comes highly recommended.

The property derives the benefit of gas central heating and in brief comprises a spacious entrance hall, ground floor w.c., kitchen, lounge, dining room and workshop to the rear of the garage. To the first floor there are five well proportioned bedrooms, en-suite to both the first and second bedrooms, and family bathroom. Outside there is a garden to the front, driveway providing off the road parking for two cars, integral double garage and Southerly facing rear garden.

The property is situated within easy reach of the facilities offered by Castle Donington whilst those found in Long Eaton area only a few minutes drive away which include the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are shops in the nearby villages of Melbourne, Loughborough and Borrowash, there are healthcare and sports facilities, walks in the nearby countryside whilst being centrally located for excellent transport links including J24 of the M1, the A50, A42, East Midlands Airport, East Midlands Parkway station and other main roads provides easy access to all the nearby towns which include Nottingham, Derby, Loughborough and Leicester.

Entrance Hall
Front entrance door, laminate floor, radiator, stairs to the first floor and doors to:

Cloakroom/w.c.
Low flush w.c., wash hand basin, splashbacks, radiator, laminate floor and window to the front.

Kitchen
16'1 x 9' approx (4.90m x 2.74m approx)
With wall, base and drawer units with work surface over, 1½ bowl sink and drainer with mixer tap, tiled walls and splashbacks, eye level integrated double oven, gas hob and extractor hood over, plumbing for automatic washing machine, appliance space, space for dishwasher, radiator, window to the front, door to the rear and hatch to dining room.

Lounge
16'1 x 12'11 approx (4.90m x 3.94m approx)
Double glazed bay window to the rear, coving to the ceiling, feature fireplace with 'Adam' style surround, TV point and two radiators. Open to:

Dining Room
11'3 x 8'6 approx (3.43m x 2.59m approx)
Coving to the ceiling, laminate flooring, radiator and sliding double glazed doors to the rear garden.

First Floor Landing
Radiator, access to the loft, door to storage cupboard housing water tank and doors to:

Bedroom 1
13'7 x 10'1 approx (4.14m x 3.07m approx)
Double glazed window to the rear, radiator, TV point and door to:

En-Suite Shower Room
Walk-in shower cubicle with sliding glass doors, waterfall shower head and hand held shower, low flush w.c., vanity wash hand basin, chrome heated towel rail, double glazed window to the side and recessed lighting.

Bedroom 2
11' x 10'2 approx (3.35m x 3.10m approx)
Double glazed window to the rear, radiator, TV point and door to:

En-Suite
With a walk-in shower cubicle with shower from the mains and glass doors, low flush w.c. and vanity wash hand basin, radiator, chrome heated towel rail, window to the rear, tiled splashbacks and recessed lighting.

Bedroom 3
13'6 x 9' approx (4.11m x 2.74m approx)
Window to the front, radiator.

Bedroom 4
17'7 x 7' approx (5.36m x 2.13m approx)
Window to the front, radiator, TV point and recessed lighting.

Bedroom 5
8' x 7' approx (2.44m x 2.13m approx)
Window to the front, laminate flooring and radiator.

Bathroom
A three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low flush w.c., tiled walls and splashbacks, window to the front and radiator.

Outside
To the front of the property there is a tarmacadam driveway offering off the road parking for two cars, gravelled area with deep borders and timber sleepers filled with mature trees, shrubs and flowers. There is a front storm porch with power sockets and an outside tap. Side access to both elevations to the rear garden. The rear garden is particularly private with two patio areas, lawned garden with borders having mature shrubs, trees and flowers. Additional paved seating area to the bottom of the garden with a timber summerhouse having light and power. The garden is privately enclosed with fenced boundaries.

Garage
17'9 x 17'6 approx (5.41m x 5.33m approx)
Two up and over doors, light and power, range of shelving racks and water tap, gas central heating boiler. Door to:

Workshop
16'7 x 6'10 approx (5.05m x 2.08m approx)
Radiator and two rear exit doors.

Directions
Proceed out of Long Eaton and through Sawley towards Castle Donington. Continue through Castle Donington and at the main traffic lights turn right into Park Lane, left into Towles Pasture and right into Cheribough Road where the property can be found on the right hand side.
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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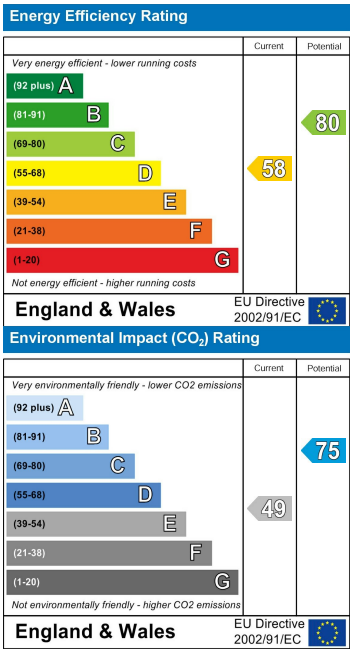

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818