Robert Ellis

look no further...

Haulton Drive,
Castle Donington, Derby
DE74 2SU

£260,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS WELL PRESENTED SPACIOUS THREE BEDROOM SEMI DETACHED HOME.

The property is constructed of brick and benefits double glazing and gas central heating throughout. The property briefly comprises an entrance hallway, open plan lounge diner, with uPVC double glazed French doors leading to the rear, and a kitchen. To the first floor there are three generous bedrooms and a family bathroom suite. There is ample off-street parking to the front of the property with access through a gate into the rear. The rear garden is a multi level garden with turf, patio and exterior room with uPVC doors/windows, power and lighting (perfect for a variety of uses).

Located in Castle Donington within a quiet cul de sac, close to a wide range of local schools, parks and amenities. There are fantastic transport links available including nearby bus stops and easy access to major road links including the A50, A52, M1 and East Midlands Airport.

An internal viewing is essential to appreciate the property and location on offer.

ENTRANCE HALL
6'3 x 3'5 (1.91m x 1.04m)
Composite front door, laminate flooring, radiator, painted plaster ceiling and ceiling light.

OPEN PLAN LOUNGE DINER
13'5 x 22' (4.09m x 6.71m)
uPVC double glazed French doors leading to the rear, uPVC double glazed window overlooking the front, laminate flooring, radiator, painted plaster ceiling and ceiling light.

KITCHEN
8'6 x 7'7 (2.59m x 2.31m)
uPVC double glazed window overlooking the rear garden, uPVC double glazed door leading to the rear garden, laminate flooring, Rangemaster cooker, space for a washing machine, space for a fridge/freezer, painted plaster ceiling and ceiling light.

LANDING
uPVC double glazed window overlooking the side, carpeted flooring, access into the loft, built-in storage cupboard, painted plaster ceiling and ceiling light.

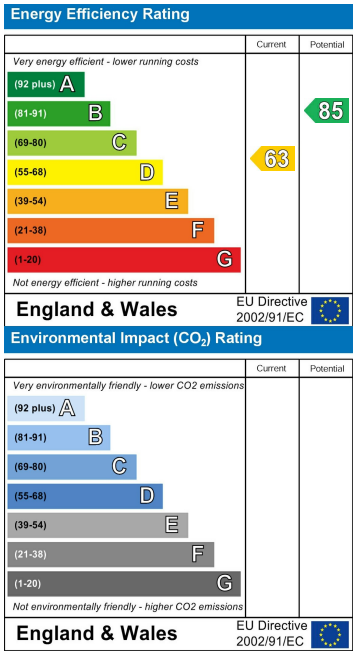
BEDROOM ONE
9'8 x 11'1 (2.95m x 3.38m)
uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling and ceiling light.

BEDROOM TWO
10'7 x 8'3 (3.23m x 2.51m)
uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling and ceiling light.

BEDROOM THREE
6'2 x 7'5 (1.88m x 2.26m)
uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling and ceiling light.

BATHROOM
7'6 x 5'1 (2.29m x 1.55m)
uPVC double glazed patterned window over looking the rear garden, WC, pedestal sink, bath with mixer tap and shower over the bath, heated towel rail, tiled flooring, painted plaster ceiling and ceiling light.

Outside
To the front of the property there is ample off street parking for two vehicles with access into the rear through a wooden gate and into the garage. To the rear, there is a multi-level garden with patio, turf and access into the exterior room fitted with uPVC windows and doors, lighting and power, perfect for a variety of uses.



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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