



Paddock Close,  
Castle Donington, Derby  
DE74 2JW

**Price Guide £575-595,000**  
**Freehold**



A FOUR BEDROOM DETACHED BUNGALOW FOUND ON A PLOT OF APPROX 1/4 OF AN ACRE.

Robert Ellis are pleased to bring to the market this deceptively spacious, well presented detached bungalow situated in the heart of this residential location. The property has been fully refurbished throughout and offers a great family home with a generous amount of space throughout and an internal viewing is highly recommended to fully appreciate all that is on offer. Situated on a good size plot with a well landscaped garden and having great access to local amenities and transport links.

The property is constructed of brick to the external elevation all under a pitched tiled roof and derives the benefit of gas central heating and double glazing. In brief the accommodation comprises of an entrance hall, lounge, breakfast kitchen, lobby with storage, shower room, master bedroom with patio doors to the garden, three further bedrooms, one currently being used as an office and the newly fitted bathroom with a roll top bath and under floor heating. To the rear there is a large conservatory which is 19'9" in length and provides great views over the garden. To the front of the bungalow there is off street parking, lawn with steps to the front door and access to the garage via an electric roller door. The rear garden comprises of a large lawn and decking with lights and pergola, shed, summerhouse and planted borders.

Castle Donington includes many local amenities and facilities including local shops and schools for younger children, there are health care and sports facilities, walks in the surrounding countryside, easy access to other shopping areas such as Long Eaton, Pride Park, and Derby and there are excellent transport links include J24 of the M1 which connects to the A40 and A52, East Midlands Airport, East Midlands Parkway stations and a number of other main roads which help provide access to other main towns and cities and access to Birmingham and the West Midlands.



### Hallway

Composite door and UPVC double glazed window to the front, tiled floor, doors to the kitchen, lounge and shower room.

### Shower Room

6'8 x 5'1 approx (2.03m x 1.55m approx)

Comprising of a double shower enclosure with rain water shower head over, low flush w.c., vanity wash hand basin, tiled walls and floor, chrome heated towel radiator, spotlights and extractor fan.

### Lounge

24' x 9'8 approx (7.32m x 2.95m approx)

Stepping down into the lounge there is a log burner, radiator, wood effect flooring and patio doors to:

### Conservatory

19'9 x 13'3 approx (6.02m x 4.04m approx)

UPVC double glazed window and patio doors to the rear, tiled flooring and a radiator.

### Kitchen

19'3 x 7'9 approx (5.87m x 2.36m approx)

Wall, base and drawer units with solid oak work surface over, built-in oven, electric hob and extractor hood over, integral dishwasher and fridge freezer, double bowl stainless steel sink with mixer tap over, decorative glass shelving, downlights over the breakfast bar, tiled flooring and a radiator.

### Bathroom

9'3 x 7'5 approx (2.82m x 2.26m approx)

Roll top bath with a mixer tap, low flush w.c., vanity wash hand basin with a mixer tap over, obscure double glazed window to the side, tiled walls and floor with under floor heating, chrome heated towel radiator, inset spotlights, access to the loft and extractor fan.

### Bedroom 1

14'8 x 10'8 approx (4.47m x 3.25m approx)

Patio doors to the rear providing access to the garden, radiator, double glazed window to the side, inset spotlights and fitted wardrobes.

### Lobby

11'4 x 6'2 approx (3.45m x 1.88m approx)

Double glazed window to the side, radiator and built-in storage cupboards.

### Bedroom 2

13' x 9'2 approx (3.96m x 2.79m approx)

Patio doors providing access to the rear garden, radiator and fitted wardrobes.

### Bedroom 3/Office

13'3 x 9'9 approx (4.04m x 2.97m approx)

Double glazed window to the side, radiator and built-in wardrobes. This room is currently used as an office.

### Bedroom 4

11'3 x 6'2 approx (3.43m x 1.88m approx)

Radiator and double glazed window to the side.

### Outside

The property is found on a generous plot and to the front there is ample off street parking, front lawn and steps to the front door, driveway providing access to the garage.

The rear garden has been well landscaped and provides a large decked area with inset spotlights, pergola, large lawn, summerhouse, garden shed and planted borders.

### Garage

20' x 16'2 (6.10m x 4.93m)

Electric roller door and utility area to the rear with a work surface, stainless steel sink and drainer and space for a free standing washing machine, dryer and fridge freezer.

### 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 Paddock Close where the property can be found on the right.

7081 AMLT

### Council Tax

Band D - £2,031



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	80
(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	

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