Robert Ellis

look no further...

Darsway,
Castle Donington, Derby
DE74 2RZ

Price Guide £385-400,000

Freehold

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A SUBSTANTIAL FOUR/FIVE BEDROOM DETACHED FAMILY HOME OFFERED TO THE MARKET WITH NO UPWARD CHAIN, IDEAL FOR MULTI-GENERATIONAL LIVING

Robert Ellis are delighted to bring to the market this spacious and versatile four/five bedroom detached property, situated in the sought-after residential location of Darsway, Castle Donington. The property offers flexible accommodation over two floors and would suit a growing family or those seeking multi-generational living. With ample parking, lovely rear garden and open-plan living, it must be viewed to be appreciated!

The accommodation to the ground floor comprises an entrance hallway leading to a generous open plan kitchen diner, fitted with a modern beige gloss fully fitted kitchen offering ample storage and enjoying views over the rear garden. This space opens through to the dining area and conservatory, creating a light and airy hub of the home. The main lounge benefits from bi-fold doors, allowing the room to be separated or opened to create a large entertaining space. To the right-hand side of the property is an additional sitting room, ideal for use as a playroom or study, with a further adjoining room which could be utilised as a ground floor bedroom. Further ground floor accommodation includes a utility room, wet room and separate W.C. These two areas could be combined as a sitting room and bedroom for multi-generational living. Furthermore, and with minimal work, they could be turned into a complete self-contained unit with private access to the purpose-built wet room, ideal for granny flat, Airbnb or holiday let. To the first floor there are four well-proportioned bedrooms, three of which benefit from built-in wardrobes, along with family bathroom facilities. Outside, the property is set back from the road behind a large block-paved driveway providing off-road parking for several vehicles, with established front gardens enhancing the overall appearance of the property. To the rear is a fully enclosed garden featuring painted brick borders, mature trees and shrubs, a decked seating area and paths, lawned garden and a large outhouse, ideal for storage or further potential. An internal viewing is highly recommended to fully appreciate the size, layout and flexibility this home has to offer.

Located in the popular residential village of Castle Donington, close to a wide range of local schools, shops and parks. The village centre is within walking distance where further shops, restaurants, pubs, vets, doctors and more can be found. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M1 and A50 with East Midlands Airport and local train stations being just a short drive away.

Entrance Hall
6' x 5'7 approx (1.83m x 1.70m approx)
Wooden contemporary oak front door with obscure window to the side, wood effect tiled flooring, radiator, ceiling light, doors to the family room and lounge, stairs to the first floor.

Family Room
7'9 x 16'3 approx (2.36m x 4.95m approx)
Wooden double glazed bay window to the front, wood effect tiled flooring, ceiling light, radiator, concertina doors to the sitting room.

Sitting Room
16'4 x 7'5 approx (4.98m x 2.26m approx)
UPVC double glazed windows to the front and side, wood effect tiled flooring, double radiator, ceiling light, access to the loft via a ladder and built-in storage cupboards.

Lounge
13'5 x 15'5 approx (4.09m x 4.70m approx)
Wooden double glazed bay window to the front, double radiator, ceiling light, wood effect tiled flooring, coving, TV and telephone points, concertina bi-fold doors opening to the kitchen diner.

Dining Area
9'8 x 6'3 approx (2.95m x 1.91m approx)
Open to the kitchen and conservatory, with wood effect tiled flooring, ceiling light.

Conservatory
12' x 7'8 approx (3.66m x 2.34m approx)
UPVC double glazed sliding doors to the rear, two wall lights, tall cream radiator.

Kitchen Area
10'3 x 12'3 approx (3.12m x 3.73m approx)
Open to the dining room, with a UPVC double glazed window to the rear, wood effect tiled flooring, ceiling light, doors to the utility and hallway. Comprising of beige gloss wall, base and drawer units to four walls with roll edged laminate work surface over, tiled splashbacks, space for a large American style fridge freezer, inset 1½ bowl stainless steel sink with a swan neck mixer tap, four ring electric hob with extractor above, inset oven, space for a microwave and built-in dishwasher.

Utility
12'3 x 5'5 approx (3.73m x 1.65m approx)
UPVC double glazed door with inset obscure glazed panel, two ceiling lights, double radiator, part tiled walls, tiled floor, built-in storage cupboard and space and plumbing for a washing machine and tumble dryer. Doors to the wet room and cloaks/w.c.

Wet Room
8'3 x 7'4 approx (2.51m x 2.24m approx)
The accessible downstairs Wet room has an obscure UPVC double glazed window to the rear, ceiling light, double radiator, tiled walls, vinyl flooring, low flush w.c., vanity wash hand basin with storage under, electric shower and extractor fan.

Cloaks/w.c.
4'5 x 3'1 approx (1.35m x 0.94m approx)
High level UPVC double glazed window, low flush w.c., wash hand basin, tiled floor, ceiling light.

First Floor Landing
11'2 x 2'6 approx (3.40m x 0.76m approx)
Ceiling light, carpeted flooring, loft access hatch, airing/storage cupboard housing the combi boiler and doors to:

Bedroom 1
11'6 x 10'4 plus wardrobes approx (3.51m x 3.15m plus wardrobes approx)
UPVC double glazed window to the front, laminate flooring, radiator, ceiling light and built-in sliding double wardrobes.

Bedroom 2
10'5 x 10'9 approx (3.18m x 3.28m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light and fitted wardrobes.

Bedroom 3
8'2 x 10'4 approx (2.49m x 3.15m approx)
UPVC double glazed window to the front, laminate flooring, ceiling light, radiator, built-in wardrobes and storage cupboard.

Bedroom 4
7'3 x 7'5 approx (2.21m x 2.26m approx)
UPVC double glazed window to the rear, laminate flooring, ceiling light, radiator and TV point.

Bathroom
7'2 x 6' approx (2.18m x 1.83m approx)
Obscure UPVC double glazed window to the side, ceiling light, grey chrome towel radiator, extractor fan, panelled P shaped bath with mixer tap and mains fed shower above having a rainwater shower head and hand held shower, grey vanity unit housing the low flush w.c. and wash hand basin.

Outside
To the front there is a large block paved driveway providing parking for at least 5 vehicles, lawned garden, shrubs to the borders, established hedging to the side boundaries. Access to the rear down the right hand side of the property.

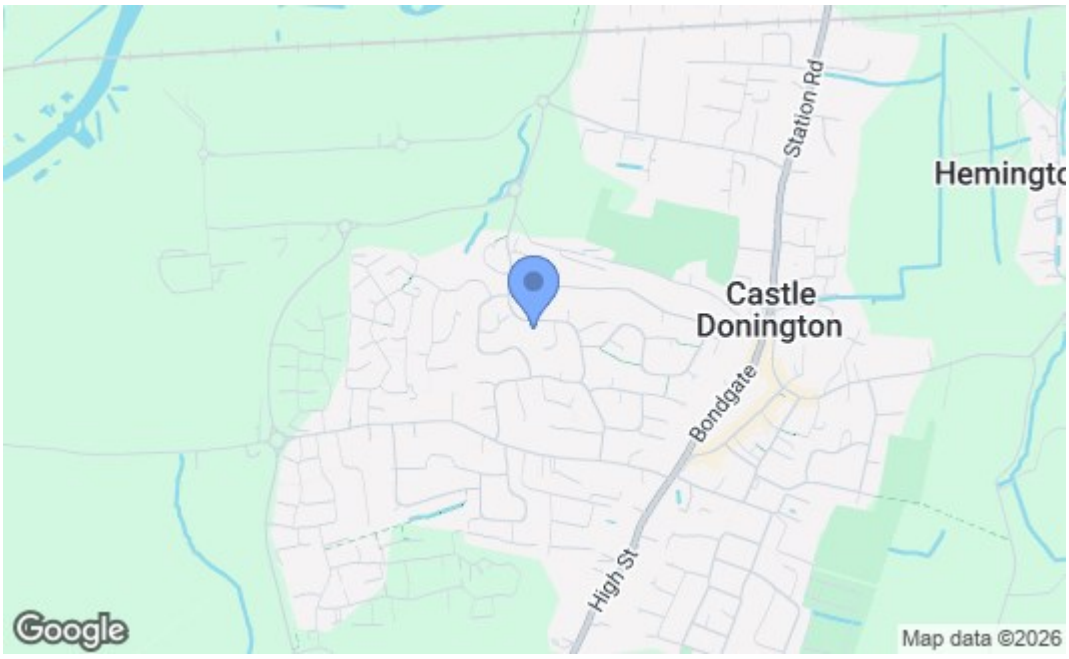
The rear garden has a garage having a window and door, ideal for storage or converted into a gym or bar etc., decked patio and path leading to the bottom of the garden, lawned garden, brick built planters to the boundaries with established trees, shrubs and plants.

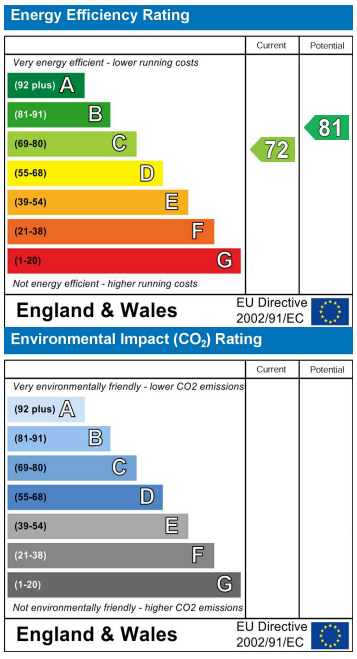
Office
This room is insulated, has power, a telephone point, internet access and wi-fi making it an ideal home office.

Directions
Proceed out of Long Eaton and through Sawley towards Castle Donington. Proceed through Castle Donington and at the traffic lights turn right into Park Lane, right into The Green, right into School Lane and Darsway.
9108JG

Council Tax
North West Leicestershire Band D

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 15mbps Superfast 61mbps Ultrafast 1000mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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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