



35 Campion Hill,
Castle Donington, Derby
DE74 2XH

£435,000 Freehold



A SUBSTANTIAL FOUR/FIVE BEDROOM DETACHED PROPERTY SITUATED ON A LARGER THAN AVERAGE PLOT SITUATED IN THE POPULAR VILLAGE OF CASTLE DONINGTON.

Robert Ellis are delighted to bring to the market a property that is ideal for the growing family. Situated on a larger than average plot there is parking for several cars to the front and a beautifully landscaped garden to the rear which is approx 120' in length. The property offers generous accommodation throughout and has space for extensions if desired. The kitchen and dining room are separate. To the first floor there are four good sized bedrooms, the master bedroom benefiting from an en-suite which has been recently re-fitted and the family bathroom has also been re-fitted in the last few years. The property is situated close to the amenities and facilities provided within Castle Donington and there are excellent transport links, all of which have made this a popular and convenient place to live. The original property had two integral garages that were converted into two reception rooms where one could be used as a fifth bedroom and the other as a study or office. There is now a newly built large detached double brick garage.

The property is constructed of brick to the external elevation under a pitched tiled roof and this well proportioned accommodation derives the benefits of security alarm system, gas central heating and double glazing. In brief the accommodation comprises of a spacious entrance hall, cloaks/w.c., lounge, separate dining room, kitchen, utility, conservatory, study and second sitting room/bedroom that has external access. To the first floor the family bathroom and four good sized bedrooms, the master bedroom being of a generous size benefiting from a complete en-suite. Outside to the front, as previously mentioned, there is parking for several cars, a detached brick built double garage and to the rear an immaculate 120' landscaped garden.

The house is within easy reach of all the shops, pubs and restaurants found in the village centre with a large Co-op store found on the main road when you enter Castle Donington with other shopping facilities being found in other nearby towns which include Long Eaton where there are Asda and Tesco superstores, there are local schools for all ages, healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and excellent transport links which include J24 of the M1 as well as the A42 and A50, East Midlands Airport and the East Midlands Parkway station as well as stations at Derby and Long Eaton and there is a main road network which provides easy access to Derby, Nottingham, Loughborough and Leicester as well as other East and West Midlands towns and cities.



Entrance Hall

UPVC double glazed window and door, oak wood floor, radiator, stairs to the first floor, door to understairs storage cupboard, coving to ceiling and door to:

Lounge

17'4 x 13'11 approx (5.28m x 4.24m approx)

Brick fireplace with gas fire and tiled hearth, two radiators, UPVC double glazed bay window to the front, coving to the ceiling, TV point, oak laminate flooring and double doors to:

Dining Room

11'9 x 10'1 approx (3.58m x 3.07m approx)

Radiator, oak laminate flooring, door to kitchen and double glazed sliding doors to:

Conservatory

11'8 x 11'1 approx (3.56m x 3.38m approx)

UPVC double glazed windows and door to the rear, tiled floor and power points.

Study

13'9 x 7'11 approx (4.19m x 2.41m approx)

UPVC double glazed window to the front, radiator, coving to the ceiling and door to:

Sitting Room

15'11 x 7'6 approx (4.85m x 2.29m approx)

UPVC double glazed window to the front, oak wood flooring, gas fire with Adam style surround, radiator, TV point, coving to the ceiling, access to the old garage loft and UPVC double glazed double doors to the rear.

Cloaks/w.c

Low flush w.c., wash hand basin, tiled walls and splashbacks, radiator, UPVC double glazed window to the side, coving to the ceiling and oak wood flooring.

Kitchen

11'6 x 10'6 approx (3.51m x 3.20m approx)

Wall, base and drawer units with roll edged work surface over, stainless steel 1 1/2 bowl sink and drainer with mixer tap over, tiled walls and splashbacks, dishwasher space, integrated oven, grill, gas hob and extractor fan, radiator, coving to the ceiling, tiled floor, UPVC double glazed window to the rear and door to:

Utility

Base units with roll edged work surface over, plumbing for washing machine, stainless steel sink and drainer with mixer tap, appliance space, gas central heating boiler, tiled floor and walls and splashbacks, UPVC double glazed window to the rear, coving to the ceiling and UPVC double glazed rear exit door.

First Floor Landing

Access to the loft, door to storage cupboard housing the hot water tank and doors to:

Bedroom 1

14'2 x 11'9 approx (4.32m x 3.58m approx)

Having a recess to the en-suite, two UPVC double glazed windows to the front, radiator, dado rail, coving to the ceiling, ceiling rose, door to:

En-Suite

Having been recently re-fitted with a shower cubicle having a shower from the mains, pedestal wash hand basin, low flush w.c., tiled walls and splashbacks, chrome heated towel rail, coving to the ceiling, recess lighting, extractor fan and UPVC double glazed window to the front.

Bedroom 2

11'3 x 10'4 approx (3.43m x 3.15m approx)

UPVC double glazed window to the rear, radiator.

Bedroom 3

11' x 8'3 approx (3.35m x 2.51m approx)

UPVC double glazed window to the rear, radiator.

Bedroom 4

8'9 x 7'4 approx (2.67m x 2.24m approx)

UPVC double glazed window to the rear, radiator.

Bathroom

With a white three piece suite comprising P shaped bath with electric shower over and glass screen, low flush w.c., pedestal wash hand basin, fully tiled walls and splashbacks, tiled floor, heated towel rail, shaver point, coving to the ceiling, extractor fan, recess lighting and UPVC double glazed window to the rear.

Outside

The property is found on a large plot with a detached, brick built, double garage to the front and a block paved driveway offering parking for at least seven vehicles and is privately enclosed with a brick wall boundary. There is access to the side which leads to the rear where there is a patio area to the immediate rear of the property with steps up to the lawn. Here we have a beautiful raised rockery area with mature shrubs and flowers to the left and brick wall bedding areas to the right, again full of mature shrubs and flowers. Further patio seating area and the remaining garden is predominantly lawned with borders of mature shrubs and trees. The garden is sectioned off and at the top there is an additional lawned area with a garden shed and concrete panelled full size workshop having an up and over door to the front, power and lighting.

Double Garage

The brick built garage has a pitched roof with up and over door, door to the side, light and power.

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 follow the road around where Campion Hill can be found as a turning on the right.
5833AMEC



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	67	
(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		78
(81-91) B		
(69-80) C		
(55-68) D	60	
(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.