



8 Hazelrigg Close

, Castle Donington, DE74 2XE

Asking Price £240,000



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THE PROPERTY & VILLAGE

Attractively presented semi detached home situated in this ever popular cul de sac location. Accommodation briefly includes lounge with adjacent dining area, fitted kitchen with pantry, three bedrooms and bathroom. Externally there is ample off-road parking in addition to a secure gated area to the side and the rear garden with extensive decking area. The present vendors have upgraded the property with new flooring to lounge dining area, staircase and landing. uPVC soffits and fascias, recent block paved driveway.

Castle Donington itself is a vibrant location with a high standard of amenities including shops, post office, doctors surgery, pharmacy, super market, pubs and restaurants. For the commuter East Midlands airport, Parkway railways station and the national motorway network are all readily accessible as are the centres of Nottingham, Derby and Leicester via the 24 hour running Skylink bus service.

ACCOMMODATION

GROUND FLOOR

LOUNGE

17'1" x 13'1" (5.21 x 4.01)

With uPVC framed double glazed window to the front elevation, gas central heating radiator, stairs rising to the first floor, central fireplace incorporating a hard wood surround, marble inset, housing an electric fire. Recent wood effect laminate flooring.

DINING ROOM

9'4" x 8'5" (2.87 x 2.57)

With uPVC framed double glazed patio doors opening to the rear garden. Modern vertical wall mounted central heating radiator and wood effect laminate flooring.

KITCHEN

7'6" x 6'9" (2.31 x 2.06)

With uPVC double glazed window to the rear elevation and similar door opening to the side. a range of units at eye and base level providing work surface, storage and appliance space. One and a quarter bowl sink unit with mixer tap over, extractor hood, plumbing for washing machine and dish washer, under stairs pantry with power and venting for tumble dryer. Cupboard housing the Gas fired central heating boiler. Double glazed window to the rear elevation and similar door opening to the side.

FIRST FLOOR

LANDING

Including uPVC framed double glazed window, with fitted blinds, to the side elevation. Airing cupboard, access to the partially boarded roof space.

BEDROOM ONE

11'3" x 10'0" (3.43 x 3.05)

With uPVC framed double glazed window to the front elevation looking towards the local park. Central heating radiator with cover.

BEDROOM TWO

11'1" x 8'7" (3.38 x 2.64)

With uPVC framed double glazed window to the rear elevation, central heating radiator.

BEDROOM THREE

7'6" x 6'9" (2.31 x 2.06)

With uPVC framed double glazed window to the front elevation, central heating radiator, useful storage cupboard over the stairs.

BATHROOM

With modern suite comprising of panelled bath with Mira Sprint electric shower over, wash hand basin and w.c. Opaque double glazed window with fitted blinds to the rear elevation, central heating radiator.

OUTSIDE

The property is set back from the road and is accessed by the attractive block paved driveway, which provides ample off road parking. Secure double gate to side and rear. The rear garden is enclosed with panelled fencing. Extensive area of decking, large timber garden shed, neat lawn.

MONEY LAUNDERING REGULATIONS -

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an

offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.

4. Potential buyers are advised to recheck the measurements before committing to any expense.

5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Road Map



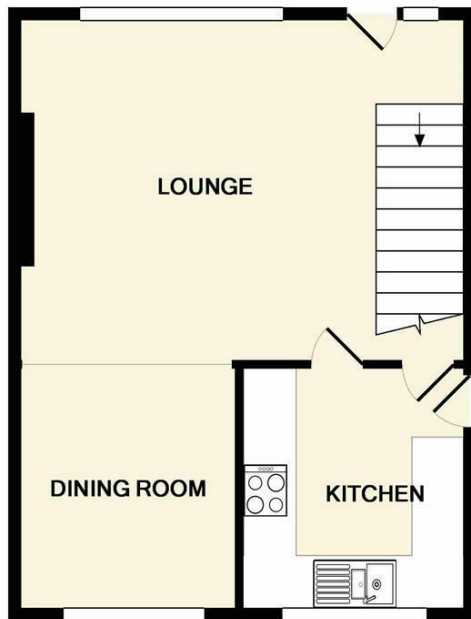
Hybrid Map



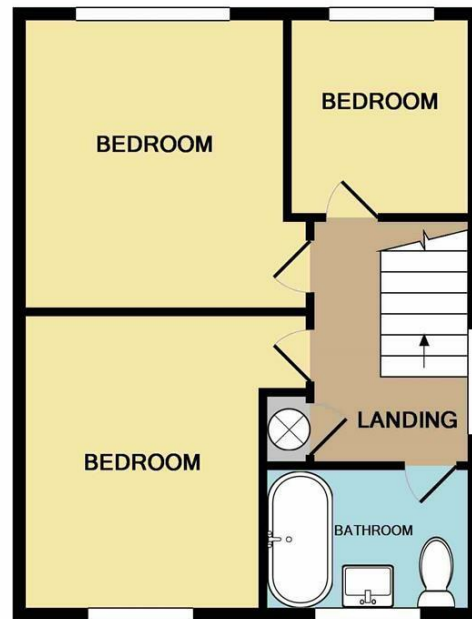
Terrain Map



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 385 SQ.FT.
(35.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 766 SQ.FT. (71.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.