



Cooper Close,  
Castle Donington, Derby  
DE74 2WF

**O/I/R £269,950 Freehold**





A BEAUTIFULLY PRESENTED, THREE BEDROOM SEMI-DETACHED ALMOST BRAND NEW HOME, WITH REAR GARDEN AND OFF STREET PARKING, BEING SOLD WITH NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this superb example of an almost new, three bedroom semi-detached home. Originally constructed by REDROW in 2022, the property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout with the remainder of the NHBC warranty. The property boasts additional upgrades throughout and comes with two-three parking spaces with an enclosed rear garden. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises a large entrance hallway with a tiled flooring, under stairs storage cupboard and utility cupboard with space for a washing machine and tumble dryer, there is a downstairs WC, kitchen/diner with integrated appliances and a lounge with French doors leading to the rear garden. To the first floor, the landing leads to a modern three piece family bathroom suite, master bedroom with en-suite shower room and fitted wardrobes, spacious second double bedroom and a generous third bedroom. To the exterior, the property benefits a turfed front garden with off street parking to the front and across to the front for additional parking and space for one behind depending on the size of the vehicle. To the rear there is an enclosed turfed garden with patio area and flower beds.

Located in the popular residential village of Castle Donington, close to a wide range of local schools, shops and parks. Foxbridge primary school has been built specifically for this brand new development of homes with Castle Donington college being the secondary in catchment. The area is constantly developing with a new industrial park, Sainsburys and Starbucks drive thru currently being built. Castle Donington offers a fantastic high street with beautiful characterful buildings, restaurants, bars, shops, a church and healthcare facilities. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport just a stones throw away for those who like to holiday abroad.



### Entrance Hall

Composite front door, tiled flooring, built in under stairs storage cupboard, utility room with space for washing machine and tumble dryer, radiator, painted plaster ceiling, ceiling light.

### Kitchen/Diner

8'2" x 15'5" (2.5m x 4.70m)

uPVC double glazed window overlooking the front, tiled flooring, radiator, integrated double electric oven/grill/microwave, integrated fridge/freezer, integrated dishwasher, aluminium 1 and 1/2 bowl sink, wall and base units, gas hob, overhead extractor fan, painted plaster ceiling, spotlights.

### Downstairs WC

5'6" x 2'9" (1.68 x .90m)

uPVC double glazed patterned window overlooking the front, tiled flooring, wall mounted sink, WC, radiator, painted plaster ceiling, spotlights.

### Lounge

15'1" x 10'9" (4.60m x 3.29m)

uPVC double glazed French doors overlooking and leading to the rear garden, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Landing

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

### Master Bedroom

10'4" x 8'3" (3.16 x 2.53)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, fitted wardrobes, painted plaster ceiling, ceiling light.

### En-Suite shower room

8'3" x 3'6" (2.53 x 1.09m)

Tiled flooring, single enclosed shower unit, WC, wall mounted sink, heated towel rail, painted plaster ceiling, spotlights.

### Bedroom Two

9'8" x 8'1" (2.95m x 2.47m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Bedroom Three

7'10" x 6'9" x 6'6" (2.40m x 2.08m x 2.0m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Family Bathroom

6'8" m x 5'9" (2.05 m x 1.76m)

uPVC double glazed patterned window overlooking the front, tiled flooring, WC, wall mounted sink, bath with mixer tap and mains shower over the bath, heated towel rail, painted plaster ceiling, spotlights.

### Outside

To the front of the property there is a small turfed garden with off street parking via a driveway to the front and additional parking for a further one or two vehicles opposite the property. To the rear there is an enclosed garden with turf, patio area and flower beds.

### 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, left into Craner Road and follow the road round, left into Welsted Road, left into Heritage Road and right into Cooper Close.

8214RS

### Council Tax

North West Leicestershire Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed

Standard 29 mbps

Superfast -

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

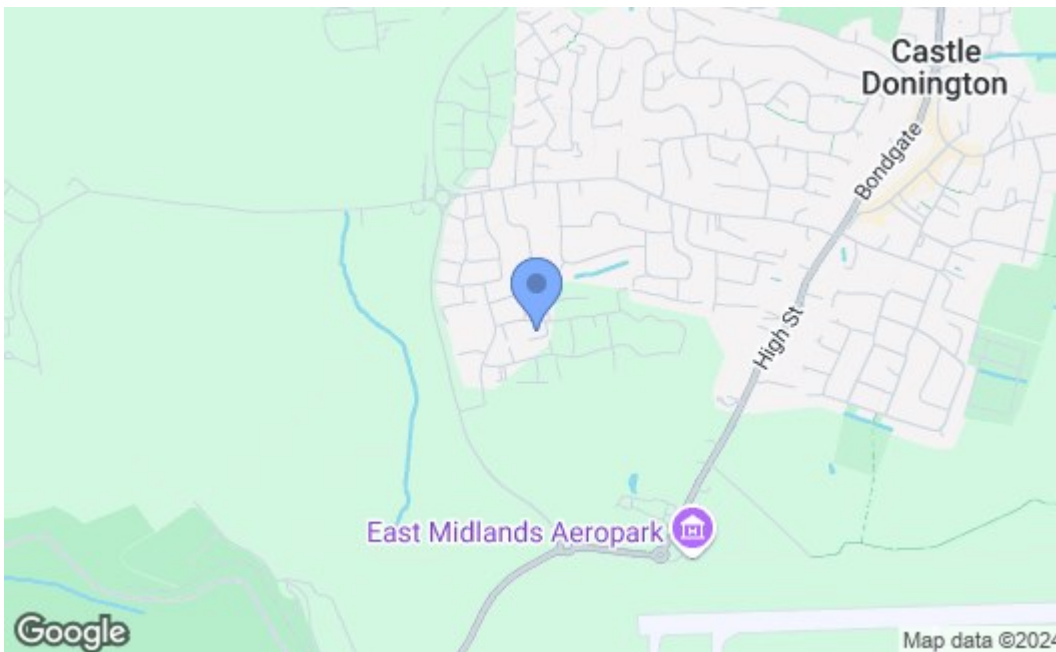
Other Material Issues – No







Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(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	

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.