



Huffer Road
Kegworth Derby



Property Description

The property and village built to an attractive specification is this Crest Nicholson detached family home, situated within the ever-popular Kegworth Gate development. Accommodation includes a welcoming entrance hall with guest cloakroom leading off, lounge with bay window, impressive dining/living kitchen, utility toom and lovely conservatory feature to the rear. To the first floor four bedrooms, master with ensuite shower room, and the family bathroom. Externally there is off road parking and garage. The property has an enclosed rear garden which benefits from the Southerly direction the property faces.

Kegworth is a popular village situated on the A6 near junction 24 of the M1 motorway and is conveniently located for East Midlands Airport and Parkway railway station. The village is served by a primary school and has further amenities including a supermarket, butcher, pharmacy, doctors' surgery, post office and delicatessen. There are pubs, restaurants, and takeaway food outlets. Kegworth has thriving sports clubs including the Kegworth Imperial football team plus cricket and bowls.

Entrance Hall

Accessed via a composite entrance door. Stairs rising to the first floor, central heating radiator, understairs storage cupboard, quality flooring.

Guest Cloakroom

Comprising a suite in white of wash hand basin with cupboard beneath,

Lounge

16' 2" to bay x 11' 5" (4.93m to bay x 3.48m)
With UPVC framed double glazed window to the front elevation and central heating radiator.

Dining/Living Kitchen

19' 8" x 14' 11" narrowing to 11' 5" (5.99m x 4.55m narrowing to 3.48m)
With an extensive range of contemporary units at eye and base level providing work surface, storage, and appliance space. Integrated appliances include four ring gas hob with extractor over, electric oven and grill, dishwasher, and fridge/freezer. uPVC framed double glazed window to the rear elevation, double doors opening to the conservatory, central heating radiator, quality flooring.

Utility Room

7' 5" x 5' 3" (2.26m x 1.60m)
With Baxi wall mounted central heating boiler, plumbing for washing machine, central heating radiator, quality flooring and door opening to the side elevation.

Conservatory

10' 1" x 9' 4" (3.07m x 2.84m)
An addition to the property post construction, providing quality additional living space and including uPVC framed double glazed windows, tiled floor, ceiling light/fan and door opening to the rear garden.

First Floor Landing

With access to the roof space and storage cupboard.

Master Bedroom

12' 11" x 9' 6" (3.94m x 2.90m)
With UPVC framed double glazed window to the front elevation, central heating radiator, in built wardrobes with mirror frontage. En-suite shower room leading off.

En-Suite Shower Room

Comprising a suite in white of wash hand basin and W.C. Walk in cubicle housing the mains fed shower. Opaque uPVC framed double glazed window to the side elevation, Chrome style heated towel rail, extractor fan.

Bedroom Two

11' x 9' 2" (3.35m x 2.79m)
With UPVC framed double glazed window to the rear elevation. Central heating radiator.

Bedroom Three

10' 2" x 7' 9" (3.10m x 2.36m)
With UPVC framed double glazed window to the rear elevation. Central heating radiator.

Bedroom Four

9' 11" x 6' 11" (3.02m x 2.11m)
With UPVC framed double glazed window to the front elevation. Central heating radiator.

Family Bathroom

Comprising a suite in white of panelled bath with mains fed shower over and shower attachment off the mixer tap, wash hand basin and W.C. Chrome style heated towel rail, tiled floor, extractor fan.

Outside

The property is set back from the pavement behind a thin strip of garden, adjacent to this is a driveway providing off road parking and leading through to the garage.

To the rear an enclosed garden which is laid majority to lawn. External power point.

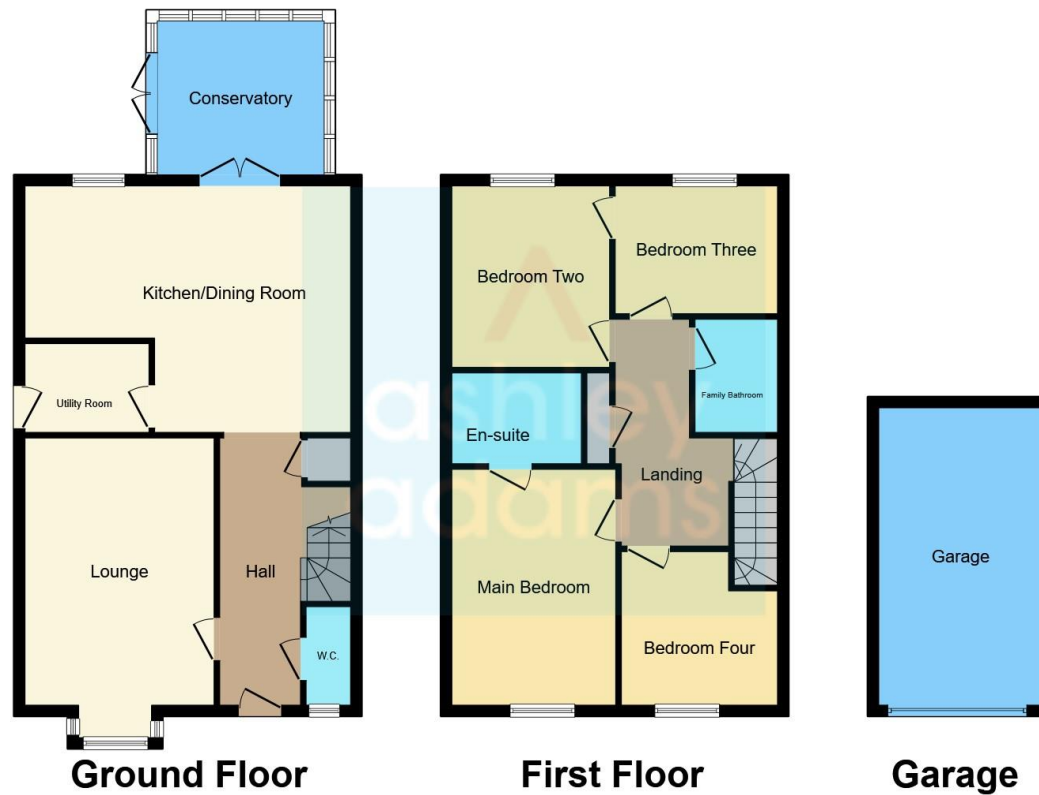
Garage

18' 5" x 8' 10" (5.61m x 2.69m)
With up and over door, light and power supplies.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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