



Bondgate
Castle Donington Derby

Bondgate Castle Donington Derby DE74 2NR

for sale
£650,000



Property Description

A substantial (2195 Sq ft) individually designed and built five-bedroom detached family home situated on a generous plot, just short of 0.4 of an acre. This stunning particularly private, elevated plot has views overlooking the village of Castle Donington, and is within walking distance to the village centre.

The property is surrounded by beautiful, extensive grounds and gardens which have been lovingly designed and maintained for over 28 years. The property also benefits from a large, detached garage with converted upper floor and internally offers a wealth of generous and versatile spaces throughout.

In brief the accommodation comprises:- To the ground floor : Spacious galleried entrance hall, bedroom five/reception/study. Beautifully designed lounge with feature fireplace and an abundance of light, separate dining room, fitted kitchen with views over gardens, utility room and ground floor shower room. To the first floor are four further bedrooms one of which has ensuite facilities, two further bathrooms and spacious first floor landing. Outside the property is approached off Bondgate with a private parking space to the bottom of the driveway in addition to further parking in front of the generous garage with remote door access. A particular feature of the property are the mature gardens to front , sides and rear which offer a high degree of privacy and a wealth of features which must be viewed to be fully appreciated.

Area Information

Castle Donington enjoys a high standard of amenities including the Co-op superstore, Post Office, doctor's surgery, public houses and other attractions such as local restaurants and bespoke retail shops, whilst being well placed for the commuter with East Midlands airport, Parkway railway station and major link roads. The property is close to local schools and the nearby Independent Elms Primary School and Trent College.

Entrance Hallway

Entrance to the property is via timber front door with feature leaded glazing into the spacious hallway which offers feature exposed brick walls, wooden beams and high windows giving a light and airy space. The hallway also benefits from a useful storage cupboard, controls for Solar Panels, stairs rising to first floor and access to ground floor rooms.

Lounge

27' 1" x 13' 5" (8.26m x 4.09m)

Having dual aspect floor to ceiling window and window to the rear of the room overlooking the beautiful gardens beyond. The focal point of the room is the stone ornamental fireplace. The room also benefits from wall mounted lighting, wooden beam, carpeted flooring and central heating radiators.

Dining Room

12' 3" x 12' 2" (3.73m x 3.71m)

Having dual aspect south facing windows looking out over the stunning front garden. The dining room also offers an electric fireplace, central heating radiator, wooden flooring and provides easy access through to the kitchen.

Bedroom Five/Study

13' 5" x 10' (4.09m x 3.05m)

With window to the front aspect offering views over the charming front garden, feature exposed beam, carpeted flooring and central heating radiator.

Breakfast Kitchen

12' 2" x 9' 7" (3.71m x 2.92m)

Having tiled flooring, wooden wall, drawer and base units with complimentary worktops. There is natural light from dual aspect windows to both the side and rear aspects of the property and views over the rear gardens. A free standing Hotpoint oven and hob, integral extractor fan, integral dishwasher, sink with mixer tap over and breakfast bar are

all installed.

Boot Room/Utility

9' 7" x 4' 11" (2.92m x 1.50m)
Having tiled flooring, a range of wall and base units, cupboard housing the boiler (fitted in 2010-full service history provided) and doorway out to the rear garden.

Ground Floor Shower Room

7' 3" x 5' 8" (2.21m x 1.73m)
Having tiled flooring, WC, pedestal sink, shower cubicle and space and cupboard housing plumbing and space for washer/dryer.

Landing

A spacious galleried landing with a magnitude of light, offering feature exposed brick walls and large access to the loft which is fully boarded, well insulated and has useful shelving, loft ladder for access and lighting.

Master Bedroom

19' 10" x 13' 5" (6.05m x 4.09m)
The largest of the double bedrooms which offers dual aspect windows with views over the rear garden and side aspect, built in wardrobes, drawers and bedside tables, laminate flooring and central heating radiator.

Bedroom Two

12' 2" x 10' 3" (3.71m x 3.12m)
Having carpeted flooring, central heating radiator, window looking out to side aspect and fitted wardrobes.

Bedroom Three

9' 1" x 6' 8" (2.77m x 2.03m)
Having enclosed shower, hand basin, laminate flooring, shaving point and storage cupboard housing hot water cylinder.

Ensuite

9' 7" x 9' 1" (2.92m x 2.77m)
Having enclosed shower, hand basin, laminate flooring, shaving point and storage cupboard housing hot water cylinder.

Family Bathroom One

9' 7" x 7' 3" (2.92m x 2.21m)
Having enclosed shower unit, handy built in storage unit, laminate flooring, hand basin, W/C, heated towel rail and window to rear aspect.

Bedroom Four

13' 5" x 11' 4" (4.09m x 3.45m)
A spacious double bedroom offering laminate flooring, central heating radiator and window to side aspect.

Family Bathroom Two

10' 3" x 5' 11" (3.12m x 1.80m)
Having built in bath with shower over, W/C, pedestal hand basin, heated towel rail and laminate flooring.

Outside

Front Aspect

The property sits in a private location which is well secluded and set back from the road. The property is accessed via an expansive driveway which offers ample parking and also offers footpath accesses to the property and fore garden. The property also benefits from an additional parking space lower down the driveway.
The fore garden offers a delightful private lawn surrounded by well-established trees, access to the entrance of the property, to the useful garden shed and the extensive rear garden.

Garage

20' 2" x 15' 2" (6.15m x 4.62m)
A large garage offering electric remote door entry, electricity, lighting and stairs leading to the converted upper level which would make an ideal extra room with a variety of uses.

Rear Aspect

Having a beautifully designed and maintained garden offering lawn, an abundance of established trees and shrubbery which gives certain areas of the garden a lovely woodland feel to it, an array of well-maintained plants and flowers and a fruit/vegetable patch. The Garden also benefits from a large summer house with both living and storage space and outdoor water and power supplies.

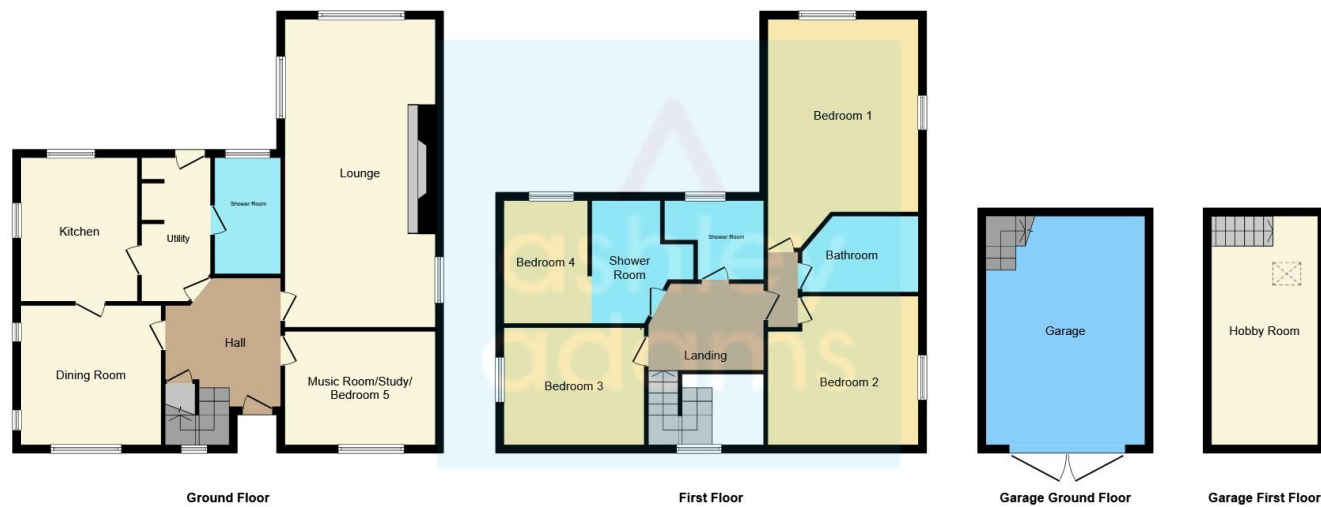
Energy Efficiency

Please see EPC rating provided. Great care has been taken by the current owners to ensure the property is almost as energy efficient as attainable. The property benefits from the installation of solar panels (which can be removed upon request if preferable) which further add to its energy efficiency and make the running of the property more economical.









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

To view this property please contact Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
 DERBY DE73 8DS

Tenure:Freehold

EPC Rating: B

view this property online ashleyadams.co.uk/Property/MEL204951



1. MONEY LAUNDERING REGULATIONS 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 incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05

See all our properties at www.ashleyadams.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MEL204951 - 0011