

Hazelrigg Close
Castle Donington Derby

ashley adams

Hazelrigg Close
Castle Donington Derby DE74 2XE

for sale
£270,000







Property Description

Entrance Hallway

Accessed via a composite front door with attached double glazed opaque side panel to the bright entrance hallway having wood effect laminate flooring, central heating radiator with decorative radiator cover, door off to: -

Kitchen

Having a range of fitted white gloss wall and base units with laminate work surfaces over and match upstands, electric fan assisted double oven, four ring induction hob with extractor hood over, tiled splash back, plumbing and space for automatic washing machine, single bowl stainless steel sink unit and drainer with chrome mixer tap over, dishwasher - to be included in the selling price, space for free standing fridge freezer, remote controlled plinth heater to the sink area, vinyl flooring, UPVC double glazed window to the rear elevation giving aspect over the garden, understairs cupboard.

Living Dining Room

The generous light living space having a feature fireplace incorporating chimney breast and stone hearth and wooden mantel surround, two central heating radiators, UPVC double glazed window to the front elevation, UPVC double glazed French doors giving access and aspect over the rear garden, wood effect laminate flooring.

First Floor Landing

Having painted open spindle balustrade, carpeted flooring, built in cupboard with shelving for storage and housing the Ideal boiler providing domestic hot water and central heating, UPVC double glazed window.

Bedroom One

Having carpeted flooring, UPVC double glazed window to the front elevation, central heating radiator.

Bedroom Two

Having carpeted flooring, UPVC double glazed window to the rear elevation, central heating radiator.

Bedroom Three

Having carpeted flooring, UPVC double glazed window to the front elevation, double door built in wardrobe with two hanging rails and shelving, built in shelving unit, central heating radiator.

Family Bathroom

Having a three piece white suite comprising 'P' shaped panelled bath with electric shower and separate shower attachment, low level wc, pedestal wash hand basin, wall mounted chrome heated towel rail, vinyl flooring, fully tiled to the bathing area, part tiled to the walls, UPVC double glazed opaque window to the rear elevation, inset extractor fan to ceiling.

Outside

The property is set back from the road having a driveway providing ample off road parking for several vehicles, the front garden is mostly laid to lawn for ease of maintenance.
Double timber gates provide access to a detached single garage with timber double opening garage doors having light and power currently being used as a workshop.
The rear garden has a large, paved patio area accessed directly from the living dining room French doors, this steps down to a further decked seating area then steps down further to a large lawned area that backs onto fields and trees, timber fencing boundary.

Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







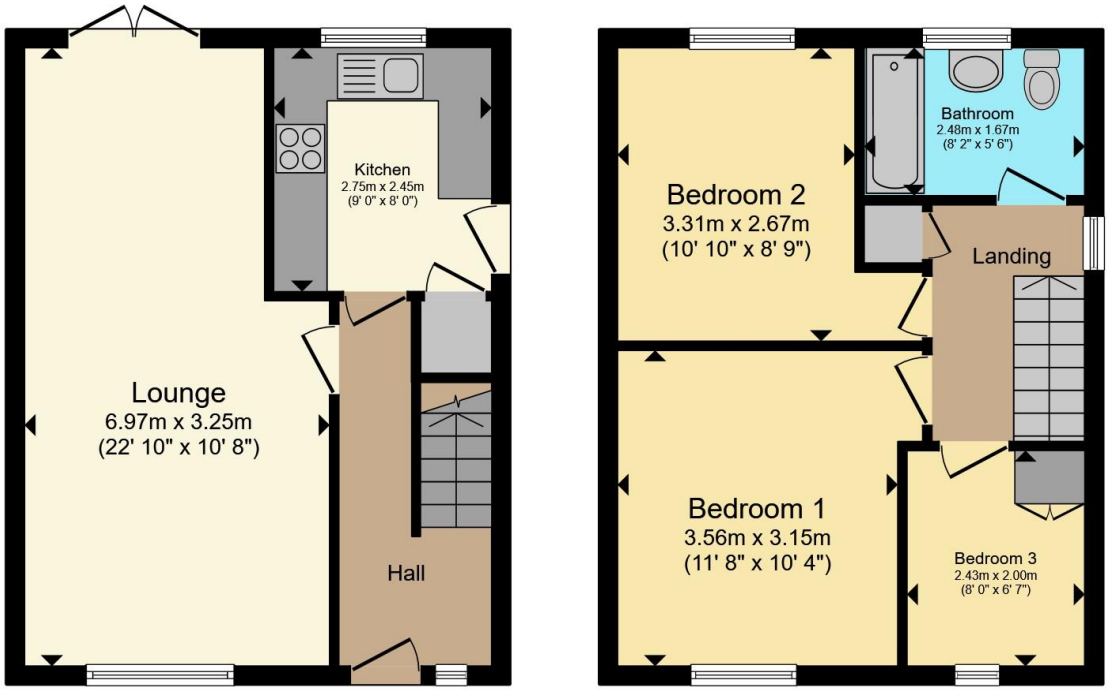












Ground Floor **First Floor**

Total floor area 73.2 m² (788 sq.ft.) approx

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.propertybox.io

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Property Ref: MEL206174 - 0002

Tenure:Freehold EPC Rating: Awaited Council Tax Band: B

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The Property Ombudsman

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