



## 8 Hazelrigg Close

Castle Donington, Castle Donington, DE74 2XE

Offers In Excess Of £260,000



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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 13'2" (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

9'5" 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

8'11" x 8'2" (2.72 x 2.49)

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 8'8" (3.38 x 2.64)

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

### BEDROOM THREE

7'7" 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.



## Road Map



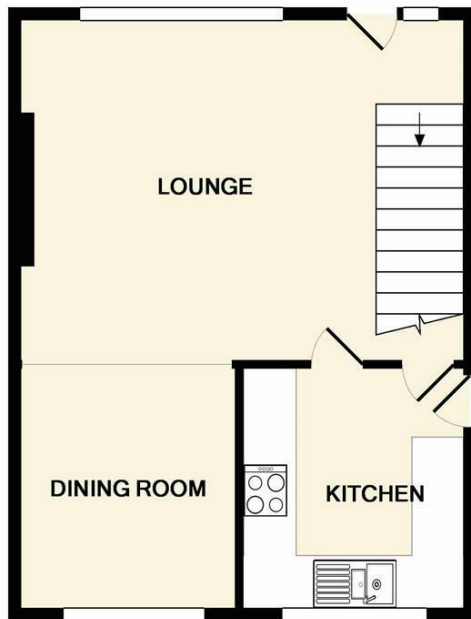
## Hybrid Map



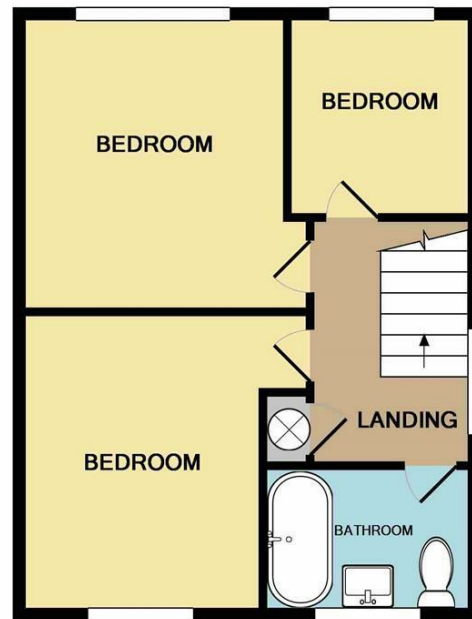
## Terrain Map



## 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.

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