



76 Huffer Road, Kegworth, Derby, DE74 2XU

£479,000

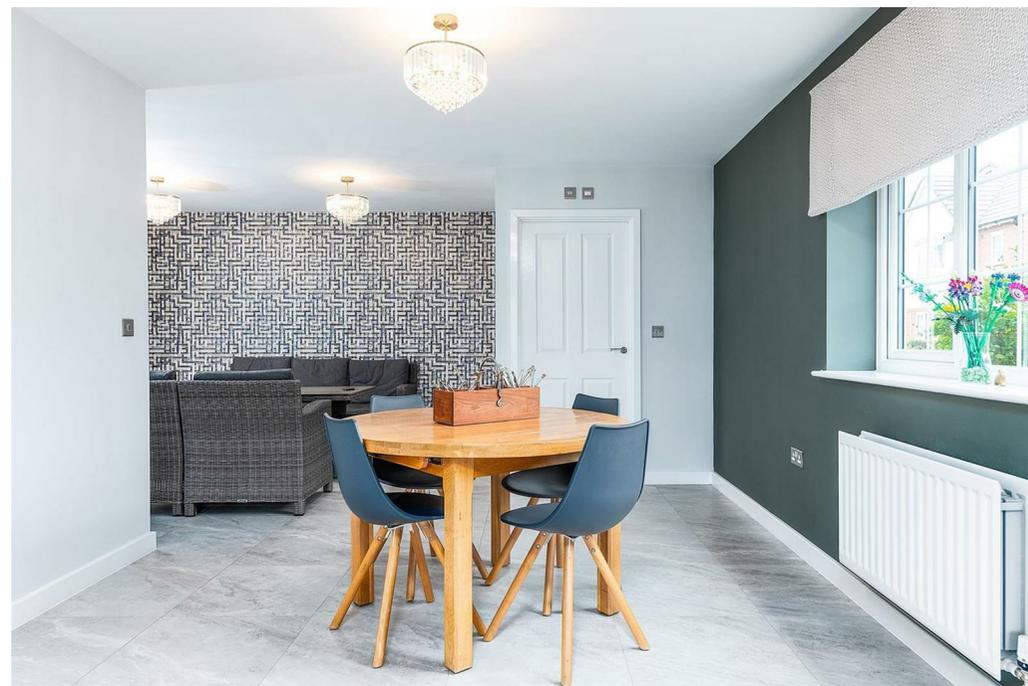
- 5 bedroom family home
- Open plan kitchen diner with living area
- Utility room
- Pleasant location and not overlooked
- Nearly new home with lots of upgrades
- Large lounge, scope for a home cinema room
- Brick garage with power and light
- 6 years NHBC warranty
- Ensuite to two bedrooms and additional family bathroom
- Driveway for 2 additional vehicles

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****No chain**** Beautifully designed and nestled on a large, quiet plot on a sought after, modern development. Briefly comprising 5 generous bedrooms including two ensuites, stunning open plan L-shaped kitchen/living/diner, utility room, large lounge, downstairs cloakroom, family bathroom, brick built garage with power, rear garden and driveway.



Council Tax Band: F



****No onward chain**** Immaculate, 5 bedroom family home situated in a quiet spot in the sought after village of Kegworth. This beautiful detached home has a luxurious finish with bespoke, high quality fixtures, fittings and décor throughout.

Beautifully designed and nestled on a large, quiet plot on a sought after, modern development. Briefly comprising 5 generous bedrooms including two ensembles, stunning open plan L-shaped kitchen/living/diner, utility room, large lounge, downstairs cloakroom, family bathroom, brick built garage with power, rear garden and driveway.

The house is well decorated throughout and is turnkey with no work required. Offered to the market with empty possession and no onward chain. It benefits from double glazing and gas central heating throughout.

The management fee is £242.26 per annum.

The property is located in the popular village of Kegworth. With excellent transport links, it is within commuting distance of Nottingham, Derby, Leicester and London, with regular trains to St. Pancras from East Midlands Parkway railway station and close to the M1 motorway. It is also conveniently located for Donington Park Motorsport Circuit and Nottingham East Midlands Airport. The village is close to Sutton Bonington Campus of Nottingham University and close to some good schools like Kegworth County Primary School and Sutton Bonington Primary School.

Ground floor

Kitchen/Diner

20'3 x 11'1

The largest room on the ground floor is the stylish, L-shaped kitchen diner with an open plan to a living area, ideal for families to spend time together. The stunning kitchen has a range of grey gloss wall and base units which provide lots of storage, tiled flooring, tiled splash backs and modern light worktops. Integrated appliances including a double fan oven, a gas hob and a stylish hood, dishwasher, a large sink with drainer and an integrated fridge/freezer. The tiled flooring continues to the generous dining area of the kitchen diner. The kitchen/diner has a double aspect and contemporary decor and lighting. There is access through to the hallway and the utility room. The Kitchen/diner is open plan to a living area making this a great space for families to spend time.

Family area

12'11 x 11'4

This useful area is ideal for a living or dining space or even a playroom area. It has open plan to the kitchen/diner. This flexible reception area is currently laid out as a sitting area and has tiled flooring, neutral decor and double glass doors to the garden.

Living room

19'9 x 12'9

This large reception room is currently laid out as a lounge and has neutral decor and carpeting. This is a great space with lots of natural light provided by a window to the front of the room and double doors to the garden at the rear. The lounge has flexible use and could be a really great home cinema for the whole family.

Downstairs WC

Useful downstairs WC with a modern two piece suite, grey tiles and modern decor to the walls and wood effect flooring.

Utility room

Useful utility room with space for a washing machine and tumble dryer, additional grey gloss units and a sink with mixer tap and drainer.

First floor

Bedroom 1

13'1 x 10'7

Spacious double bedroom with a front facing aspect with views to a green area. The bedroom is decorated in neutral pale greys and has a fitted wardrobe with mirrored doors. There is access through to a useful ensuite shower room.

Ensuite 1

Stylish ensuite shower room. Comprising a double shower with glass doors, WC and hand basin. There are grey tiles to the walls and floor giving it a really modern finish.

Bedroom 2

10'9 x 9'9

Double bedroom with fitted wardrobes and access through to an ensuite shower room. The bedroom is finished in pale grey decor.

Ensuite 2

Stylish ensuite shower room. Comprising a double shower with glass doors, WC and hand basin. There are grey tiles to the walls and floor giving it a really modern finish.

Bedroom 3

11'6 x 9'5

Currently laid out as a home office this double bedroom has pale grey decor and a view over the garden.

Bedroom 4

11'6 x 9'5

Double bedroom with fitted wardrobes and pale grey decor.

Bedroom 5

10'9 x 9

Currently laid out as a storage room, this double bedroom has fitted wardrobes and pale grey decor.

Family bathroom

Modern spacious bathroom with full sized bath with shower over and glass screen, WC and hand basin. The bathroom has a contemporary finish with tiled flooring, tiled walls and a ladder style radiator.

Outside

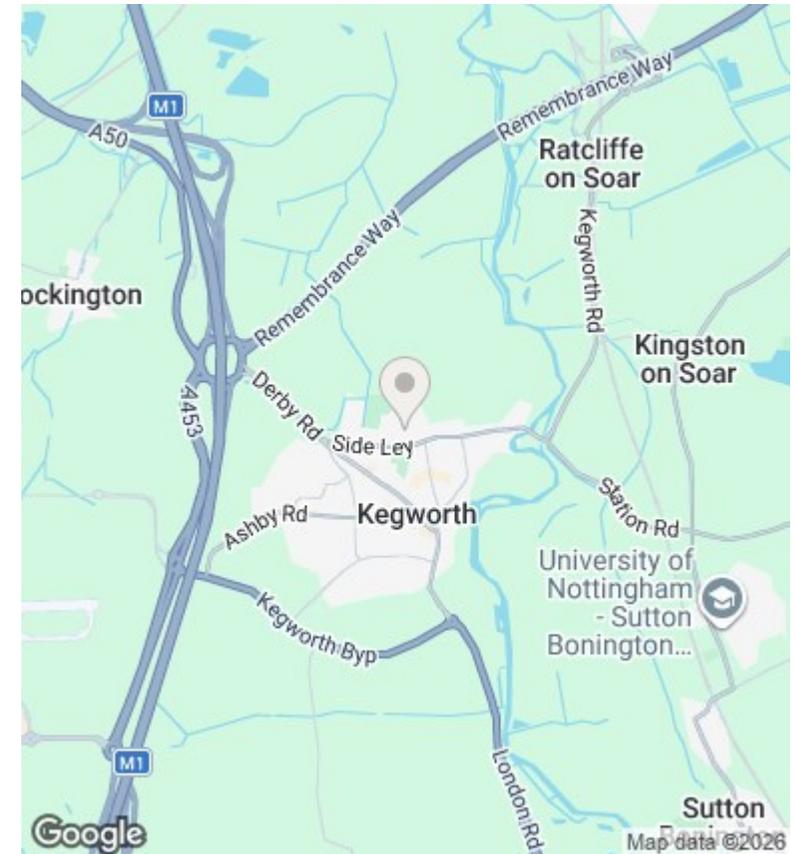
This attractive home has cream rendering with red brick detail and two canopied windows. It occupies a lovely position on the estate over looking a large green area.

To the side of the property is a private driveway large enough to accommodate 2 vehicles, leading to a brick garage with an up and over door, power and light.

The garden can be reached from several of the home's rooms and there is also gate access via the driveway. The rear garden has a generous lawned area and patio. It is currently a blank canvas and easy to maintain but has scope for any keen gardeners with some generous flower beds and plenty of sunlight.







Directions

Viewings

Viewings by arrangement only. Call 01509 674140 to make an appointment.

Council Tax Band

F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	