



45 Huffer Road, Kegworth, Derby DE742YH, DE74 2YH

£365,000

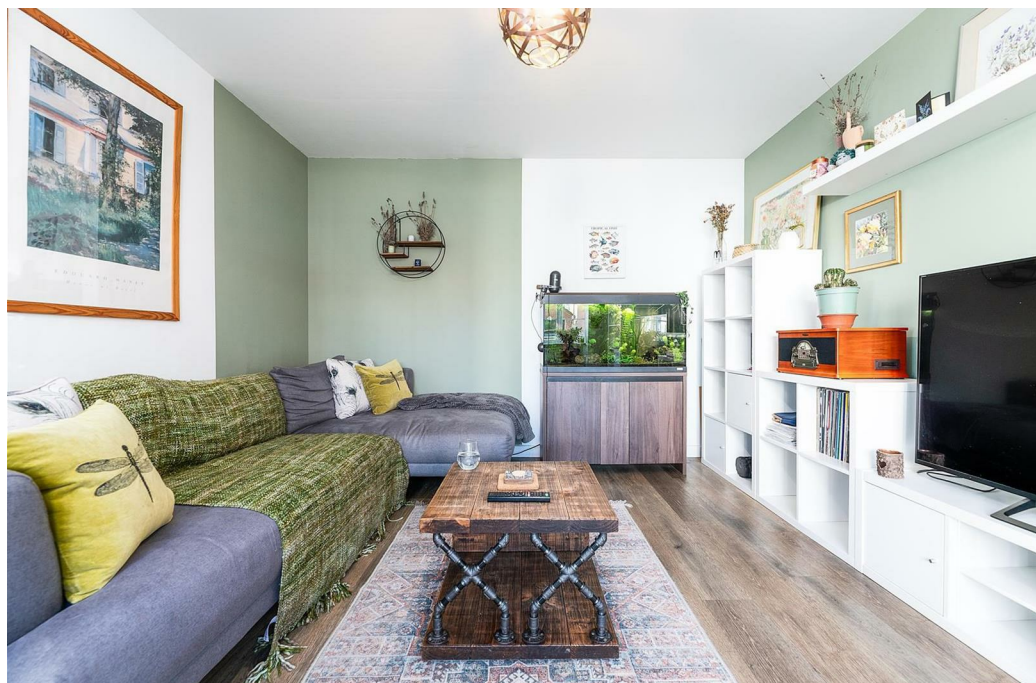
- No onward chain
- Lots of upgrades
- Downstairs WC
- Beautifully maintained
- Nearly new turnkey property
- Garden landscaped by current owners
- Modern bathroom
- 4 bedrooms, master with ensuite
- Generous lounge
- Detached

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Council Tax Band: D



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Beautifully designed and nestled on a quiet plot on a sought after, modern development. Briefly comprising 4 double bedrooms including a master with ensuite, generous reception room, stunning kitchen diner large enough to incorporate a living area, utility room, downstairs cloakroom, family bathroom, brick built garage with power, rear garden and driveway.

The house is neutrally decorated throughout, allowing the new owners an opportunity to put their personal touches into the home to make it their own. It has double glazing and gas central heating throughout. The home is less than 4 years old and benefits from 6 years NHBC warranty.

Service charge of £242.00 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/living/diner

19'9 x 15

Modern kitchen with an open plan to a dining area, large enough to incorporate a living area as well if desired. The fitted kitchen has been upgraded and has a range of contemporary navy blue wall and base units, pale grey worktops and

splashbacks, white decor, spotlighting and high quality wood effect vinyl flooring. It has an integrated double oven, gas hob top with modern stainless steel extractor hood, sink with mixer tap and drainer, integrated dishwasher and integrated fridge freezer. There is a window overlooking the landscaped rear garden.

The kitchen has an open plan to a generous flexible space, large enough to incorporate dining and living. The current owners have laid the space out as a generous dining room with a 6 seater dining table and some additional storage. The fresh white decor and wood effect flooring continues into the dining area. There are two pendants providing lighting and lots of natural light provided by double glass doors that open on to the patio area of the rear garden.

Utility room

Useful utility room with some additional navy blue base units, space and plumbing for a washing machine and a dryer, shelving for extra storage and a four year old combi boiler. There is a uPvc door with access to the driveway.

Lounge

13'10 x 11'6

Generous lounge with a box bay window to a front facing aspect. Decorated in modern sage and white and with wood effect vinyl flooring

Downstairs WC

Useful downstairs cloakroom with a two piece suite including a WC and hand basin.

First floor

Master bedroom

13 x 9'6

Generous double bedroom with fitted wardrobes with mirrored doors, modern sage decor, neutral carpeting and a front facing aspect. There is access through to the ensuite shower room.

Ensuite

Modern shower room with a three piece suite comprising a WC, hand basin and walk in shower with a glass sliding door and screen. There is wooden flooring, cream and stylish patterned tiling and spotlighting.

Bedroom 2

11'1 x 9'2

Double bedroom with white decor, neutral carpeting, fitted wardrobe with mirrored doors and a rear facing aspect.

Bedroom 3

Double bedroom with white decor, neutral carpeting, fitted wardrobe with mirrored doors and a rear facing aspect.

Bedroom 4

Generous single bedroom with white decor and neutral carpeting. It is currently laid out as a home office and has a front facing aspect.

Bathroom

Modern family bathroom with a three piece suite comprising a WC, hand basin and full length bath with mains shower over and glass shower screen.

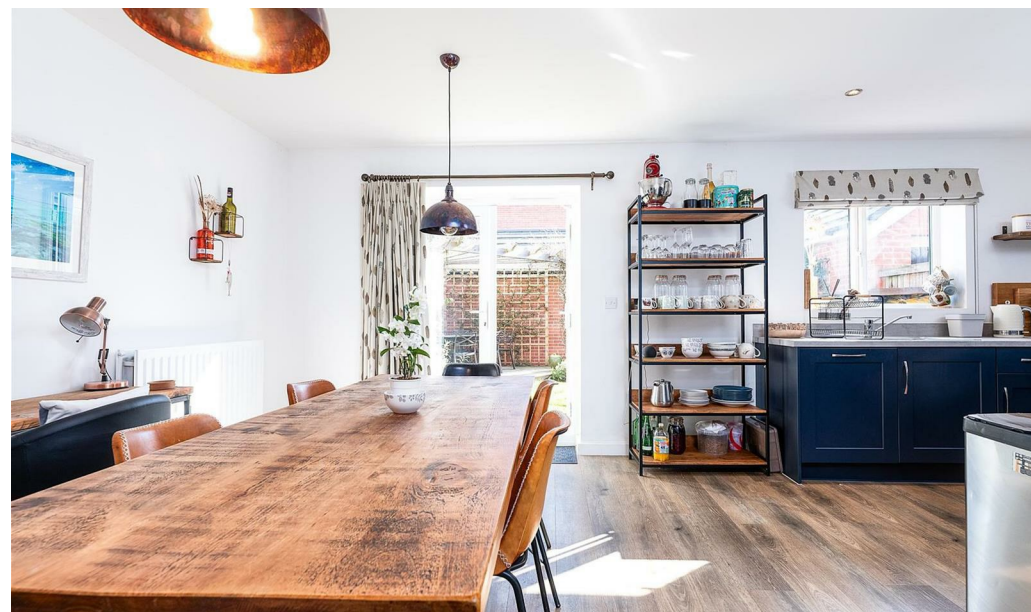
Contemporary decor with fresh white painted walls and grey tiles to the floor and walls.

Outside

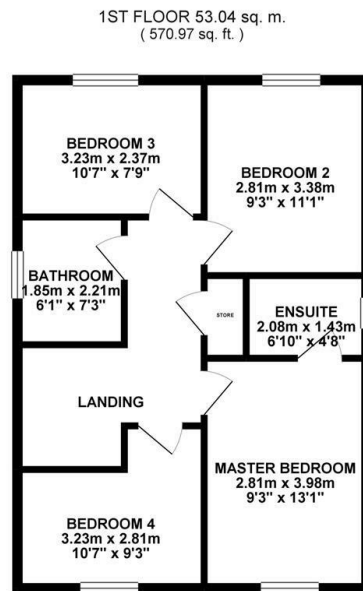
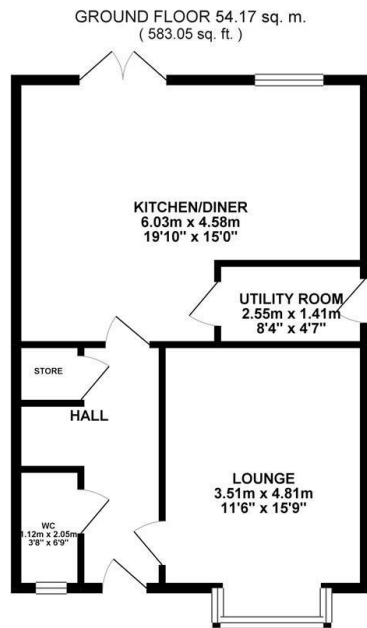
Attractive red brick property with a smart, black, composite front door with a canopy, box bay window and a pathway and hedged boundary.

There is a tarmac driveway to the side of the house leading to a single brick garage with an up and over door, power, light and potential for eaves storage. There is a gate off of the driveway with access through to the rear garden.

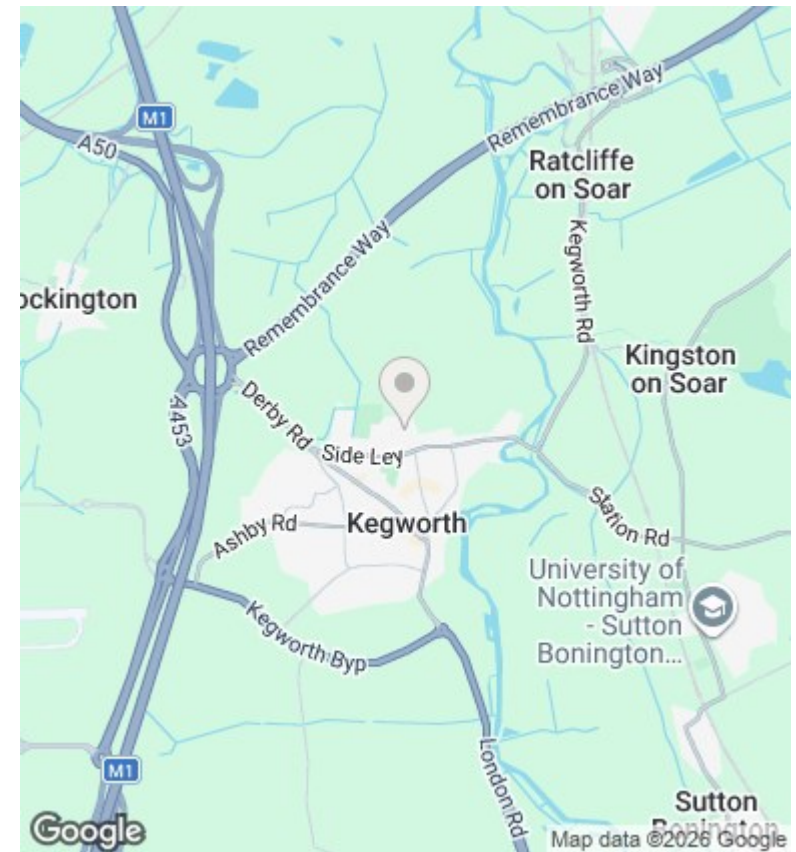
The garden has been lovingly landscaped by the current owners, including the addition of a decked pagoda with trellis and climbing plants. A large raised bed ideal for growing vegetables and herbs, raised flower beds, a patio, area of lawn and additional storage.







TOTAL FLOOR AREA : 107.21 sq. m. (1154.02 sq. ft.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan 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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Directions

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			93
(81-91) B		84	
(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	