

# Robert Ellis

*look no further...*



Ayrton Drive,  
Castle Donington, Derby  
DE74 2BE

**O/O £459,950 Freehold**

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AN IMMACULATELY PRESENTED AND SPACIOUS, EXTENDED FOUR BEDROOM DETACHED FAMILY HOME, SITUATED ON A CORNER PLOT WITH OFF STREET PARKING, BRICK BUILT GARAGE AND ENCLOSED REAR GARDEN.

Robert Ellis are delighted to be instructed to market this superb example of a four bedroom detached family home that has been extended to the rear creating an extra bright and versatile space. The property is constructed of brick to the external elevations and was originally constructed in 2021 with the remainder of the NHBC still in place. Situated on the outskirts of the development, there are fields and green area's visible from the first floor windows alongside easy transport access. This property would be ideal for a wide range of buyers and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, large lounge, dining room/office, open plan kitchen/diner with integrated appliances and dining room/sun room extension to the rear. To the first floor the landing leads to a three piece family bathroom suite and four bedrooms with the master bedroom benefiting from an en-suite shower room. To the exterior, the property is situated on a larger than average corner plot and benefits off street parking via a shared driveway with an electric vehicle charging point mounted to the wall and ample space for three vehicles. There is a wooden gate leading to the rear garden and access into the brick built garage through an up and over manual door. To the rear, there is an enclosed garden with a patio area, turf, mature flower beds and exterior power sockets.

Located in the popular residential village of Castle Donington, close to a wide range of local amenities including newly constructed amenities specifically for this development. There is Foxbridge Primary School within walking distance which has been constructed specifically for the new development, a Salisbury's and Starbucks drive through with more opening later in 2025 and 2026. Castle Donington village centre is within walking distance where further shops, restaurants, bars, doctors, vets and more can be found. There are fantastic transport links available such as major road links to the M1 and A50 with East Midlands Airport and local train stations being just a short drive away.





### Entrance Hall

Composite front door, vinyl flooring, built in storage cupboard, radiator, painted plaster ceiling, ceiling light.

### Lounge

10'3 x 16'8 (3.12m x 5.08m)

uPVC double glazed windows overlooking the front and the side, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Dining Room/ Office

13'0 x 8'3 (3.96m x 2.51m)

uPVC double glazed window overlooking the front with bay window overlooking the side, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Downstairs WC

2'7 x 7'1 (0.79m x 2.16m)

Vinyl flooring, WC, pedestal sink, heated towel rail, painted plaster ceiling, ceiling light.

### Kitchen

14'6 x 13'0 (4.42m x 3.96m)

uPVC double glazed window overlooking the side with uPVC double glazed French doors overlooking and leading to the rear garden, luxury vinyl tile flooring, radiator, painted plaster ceiling, spotlights, integrated fridge/freezer, integrated washing machine, integrated dishwasher, integrated induction hob and electric double oven.

### Dining room/ Sun Room

9'0 x 10'1 (2.74m x 3.07m)

uPVC double glazed French doors overlooking and leading to the rear garden, luxury vinyl tile flooring, skylight, painted plaster ceiling, spotlights.

### Landing

Carpeted flooring, built in storage cupboard, radiator, loft access, painted plaster ceiling, ceiling light.

### Bedroom One

8'4 x 12'7 (2.54m x 3.84m)

uPVC double glazed window overlooking the side, laminate flooring, fitted wardrobes, radiator, painted plaster ceiling, ceiling light.

### En-Suite shower room

3'7 x 7'5 (1.09m x 2.26m)

Vinyl flooring, double enclosed shower unit, WC, wall mounted sink, heated towel rail, painted plaster ceiling, ceiling light.

### Bedroom Two

8'2 x 17'9 (2.49m x 5.41m)

uPVC double glazed windows overlooking the front and the side, carpeted flooring, radiator, built in storage cupboard, painted plaster ceiling, ceiling light.

### Bedroom Three

9'0 x 10'5 (2.74m x 3.18m)

uPVC double glazed window overlooking the front, laminate flooring, radiator, painted plaster ceiling, ceiling light.

### Bedroom Four

7'2 x 7'1 (2.18m x 2.16m)

uPVC double glazed window overlooking the rear, laminate flooring, radiator, painted plaster ceiling, ceiling light.

### Bathroom

Obscure UPVC double glazed window to the side, vinyl flooring, low flush w.c., pedestal wash hand basin, bath with shower over, radiator, ceiling light.

### Outside

To the front, the property sits on a larger than average corner plot with a low maintenance front garden, shared driveway with ample space for three vehicles and access into the brick built garage through an up and over manual door. There is an electric vehicle charging point mounted to the wall and also a wooden gate to the side with access into the rear garden. To the rear, the property benefits an enclosed garden with a patio area, turf and mature flower beds with exterior power sockets.

### Council Tax

North West Leicestershire Band E

### Directions

Proceed out of Long Eaton along Tamworth Road and through Sawley in the direction of Castle Donington. On entering Castle Donington proceed on Station Road which becomes Bond Gate and at the traffic lights turn right onto Park Lane, continue for some distance and turn left onto Craner Road and right into Ayrton Drive.

8653RS

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed - Standard 23 mbps

Superfast -

Ultrafast 1800 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

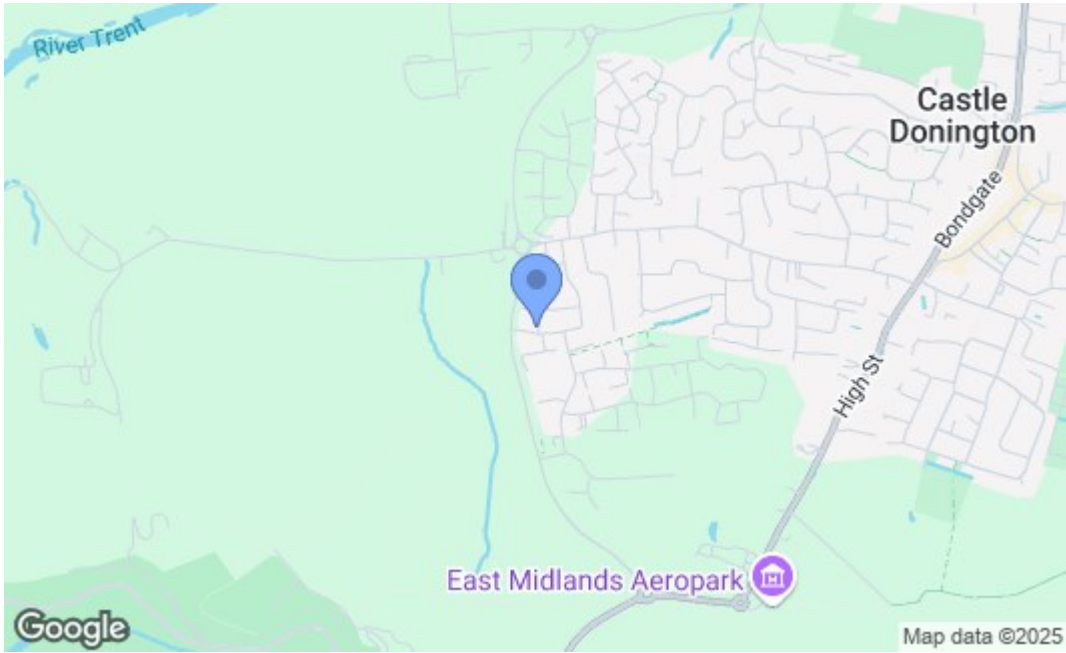
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.