



Ayrton Drive,
Castle Donington, Derby
DE74 2BE

£424,950 Freehold

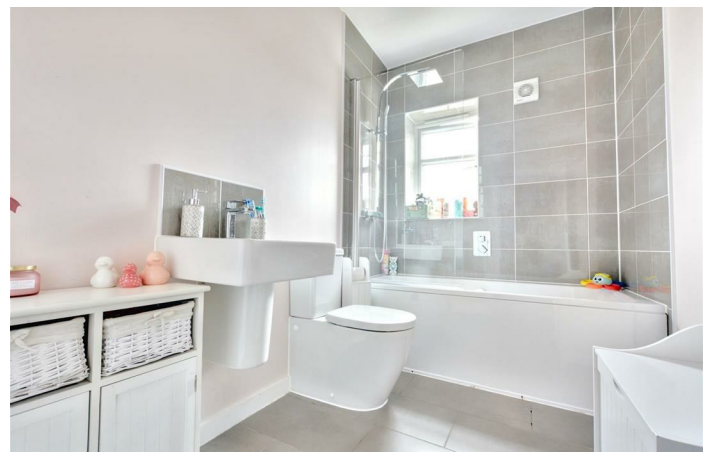


A WELL PRESENTED AND SPACIOUS DETACHED FAMILY HOME OFFERING FOUR/FIVE BEDROOMS, TWO RECEPTION ROOMS, OFF STREET PARKING, GARAGE AND GARDEN.

Robert Ellis are delighted to bring to the market this superb example of a detached family home offering spacious accommodation throughout. The property is constructed of brick to the external elevations and was originally constructed in 2020, retaining the remainder of the NHBC warranty. The property is double glazed and has gas central heating throughout with two reception rooms. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, downstairs WC, lounge with French doors to the garden, a bay-fronted play room and open plan kitchen/diner with integrated appliances and another set of patio doors overlooking and leading to the garden. To the first floor, the landing benefits from ample storage spaces and access into the master bedroom with fitted wardrobes and en-suite shower room, bedrooms two, three, four and five and the three piece family bathroom. Originally constructed as a four bedroom detached property, the current owners have created a fifth bedroom via a stud wall which could easily be removed by new owners, back to the original larger bedroom. To the exterior, the property sits on a corner plot with turf and hedging setting the property back from the pavement. There is ample off street parking for two vehicles with access into the brick built garage through an up and over manual door where there is a power supply and lighting. There is a private and enclosed rear garden with turf, a patio area and flower beds.

Located in the popular residential village of Castle Donington, close to a wide range of local schools, shops and parks. This property is situated within a newly built development where a wide range of new facilities have been constructed to support the area such as Foxbridge primary school, Sainsbury's local, Starbucks drive through and more still being constructed. Castle Donington village centre is within walking distance or just a short drive away where shops, restaurants, pubs, bars, doctors, dentists, vets and more can be found. There are fantastic transport links available such as nearby bus stops and easy access to major road links including the M1 and A50 with East Midlands Airport and local train stations being just a short drive away.



Entrance Hall

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

Downstairs WC

Tiled flooring, WC, pedestal sink, painted plaster ceiling, ceiling light.

Playroom/Dining Room

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

Kitchen/Diner

uPVC double glazed window overlooking the side with uPVC double glazed French doors overlooking and leading to the garden, tiled flooring, integrated electric double oven, gas hob, overhead extractor fan, integrated washing machine/tumble dryer, integrated dishwasher, integrated fridge/freezer, radiator, painted plaster ceiling, ceiling light.

Lounge

uPVC double glazed window overlooking the side and front with uPVC double glazed French doors overlooking and leading to the garden, laminate flooring, radiator, painted plaster ceiling, ceiling light.

Landing

Carpeted flooring, built in storage cupboards, loft access to fully boarded loft, painted plaster ceiling, ceiling light.

Bedroom One

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

En-Suite

Tiled flooring, WC, pedestal sink, double enclosed shower unit, radiator, painted plaster ceiling, ceiling light.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bedroom Five

uPVC double glazed window overlooking the front, carpeted flooring, electric heater, painted plaster ceiling, ceiling light.

Family Bathroom

uPVC double glazed patterned window overlooking the side, tiled flooring, WC, wall mounted sink, bath with shower over the bath, radiator, painted plaster ceiling, ceiling light.

Outside

To the exterior, the property is situated on a corner plot with turf and hedging to the sides separating the property back from the pavement. There is off street parking for two cars available with access into the brick built garage through an up and over manual door. The garage also benefits from power and lighting. To the rear there is an enclosed and private garden with patio area, turf and flower beds.

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.

Council Tax

North West Leicestershire Band E

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

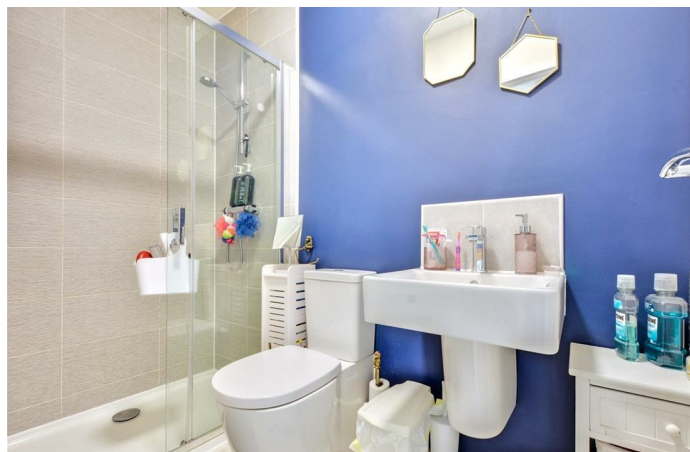
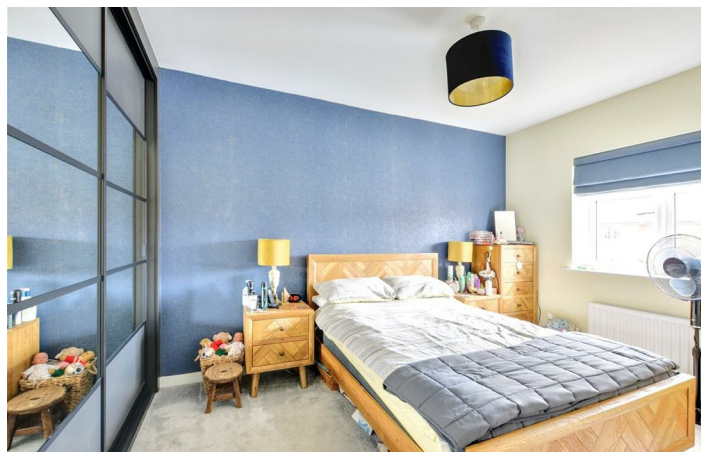
Flood Risk – No flooding in the past 5 years

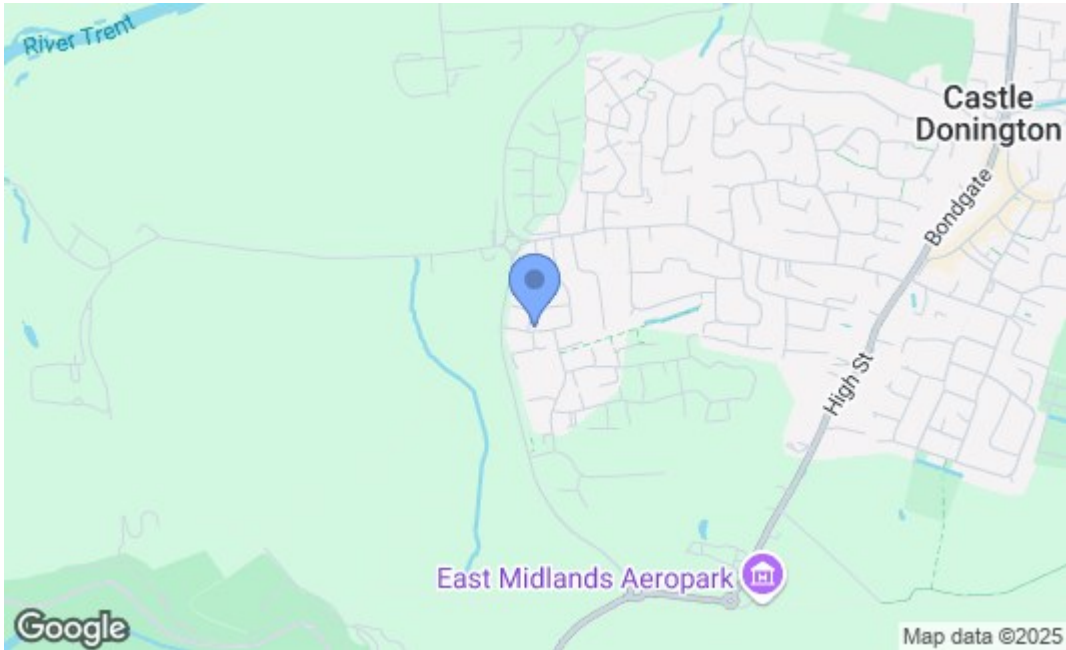
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.