Robert Ellis

look no further...

Manor Farm Road,
Aston-On-Trent, Derbyshire
DE72 2BW

£415,000 Freehold

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A REFURBISHED AND IMMACULATE THREE DOUBLE BEDROOM DETACHED FAMILY HOME SITUATED IN THE HEART OF ASTON ON TRENT.

It gives Robert Ellis great pleasure to bring to the market a property that would ideally suit the first time buyer or growing family and is ready to move into. The property has been very well thought of and now offers a spacious lounge and beautiful open plan breakfast kitchen with built-in appliances and bi-folding doors onto the rear garden. The property has been refurbished to offer re-plastered walls, re-decoration, new-bathrooms, new kitchen, new internal doors and new flooring throughout. We highly recommend an internal viewing to fully appreciate everything this property has to offer.

The property benefits from gas central heating and double glazing and in brief comprises of a spacious entrance hall which is open to the breakfast kitchen and also leads to a separate utility room with additional integrated appliances, ground floor w.c. and spacious lounge. To the first floor there are three spacious bedrooms, all having built-in wardrobes, and a good size four piece suite family bathroom. Outside to the front there is a large driveway offering parking for several cars with a large lawn and side access leading to the privately enclosed landscaped rear garden.

Aston on Trent has a number of local shops and schools for younger children and is easily accessible to Castle Donington, Long Eaton as well as Derby where more shops and facilities can be found, there are healthcare and nearby sports facilities which include several local golf courses, walks in the picturesque surrounding countryside which includes Elvaston Castle as well as walks around the South Derbyshire villages and the transport links include J24 of the M1, the A50, A42, East Midlands Airport, East Midlands Parkway station and many main roads which provide good access to Derby, Nottingham, Loughborough, Leicester and other East and West Midlands towns and cities.

Entrance Hall
Stairs to the first floor landing, radiator, recessed spotlights, UPVC double glazed front entrance door and window and open to:

Open Plan Breakfast Kitchen
9'8 to 15' x 21'9 approx (2.95m to 4.57m x 6.63m approx)
Wall, base and drawer units with work surface over, inset sink and drainer with mixer tap, splashbacks, built-in fridge and dishwasher, Siemens eye level double oven and warming drawer, Neff induction hob with extractor hood over, tiled floor, under cupboard lighting, recessed spotlights, bi-folding doors, radiator and UPVC double glazed window to the rear.

Ground Floor w.c.
4'2 x 5'9 approx (1.27m x 1.75m approx)
Low flush w.c., wash hand basin with cupboard under, chrome heated towel rail, splashbacks, tiled floor, UPVC double glazed window to the side and recessed spotlights.

Utility Room
9'2 x 7'2 approx (2.79m x 2.18m approx)
Wall and base units with work surface over, plumbing for an automatic washing machine, tumble dryer space, built-in fridge and separate freezer, radiator, under cupboard lighting, tiled floor and door to garage.

Lounge
18'8 x 12'2 approx (5.69m x 3.71m approx)
UPVC double glazed bay window to the front, gas fire with marble surround and hearth, two radiators, TV point.

First Floor Landing
Storage cupboard housing the gas central heating boiler, access to the loft, radiator, recessed spotlights and doors to:

Bedroom 1
12'6 x 12'3 approx (3.81m x 3.73m approx)
Three built-in wardrobes, UPVC double glazed window to the rear and radiator.

Bedroom 2
15'2 x 11'7 approx (4.62m x 3.53m approx)
Built-in wardrobes with mirror doors, radiator, UPVC double glazed window to the front and recessed spotlights.

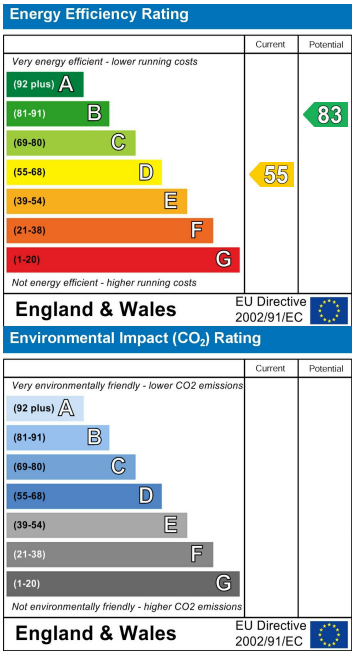
Bedroom 3
7'6 x 9'2 approx (2.29m x 2.79m approx)
UPVC double glazed window to the side, radiator, built-in wardrobes.

Bathroom
A four piece suite comprising of a panelled bath, walk-in shower cubicle with shower from the mains, low flush w.c., wash hand basin with storage cupboards, fully tiled walls and splashbacks, chrome heated towel rail, radiator, extractor fan, recessed spotlights and UPVC double glazed window to the side.

Outside
The property is set back from the road behind a larger than average lawn with mature shrubs and trees and a large driveway offering parking for several vehciles. To the right there is a gate leading to the front entrance door and rear garden. Immediate to the property there is a patio area with sleeper borders leading to the lawn and an additional patio at the bottom, borders with flowers and mature shrubs and the garden is privately enclosed with fenced boundaries. There are power points and an outside tap.

Garage
9'1 x 9'4 apoprox (2.77m x 2.84m apoprox)
Electric roller door to the front, light and power and internal door to utility room.

Council Tax
South Derbyshire Council Band D



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.

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