

10 Elmlands Close, Aston-On-Trent, Derby, DE72 2AL

Nestled in the charming village of Aston-On-Trent, this immaculately presented detached house on Elmlands Close offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two well-appointed reception rooms provide ample space for relaxation and entertaining, while the stylish open-plan kitchen family room serves as the heart of the home, perfect for gatherings and culinary delights.

The property boasts two modern bathrooms, ensuring convenience for all family members. For those with vehicles, there is parking available for up to three cars, making it easy for you and your guests to come and go as you please.

Situated with easy access to Derby and the A50, this location is perfect for commuters and those who enjoy the convenience of nearby amenities. Families will appreciate the proximity to a popular primary school, making the morning school run a breeze.

The landscaped garden is a true highlight, featuring a lovely pergola and patio area, ideal for outdoor dining and relaxation during the warmer months. This delightful outdoor space provides a serene retreat for both children and adults alike.

In summary, this stunning property in Aston-On-Trent is a rare find, combining modern elegance with practical living. It is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-designed home.

Guide Price £550,000 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Immaculately presented family home
 - Two further reception rooms
 - Main Bedroom with en-suite
 - Gas fired central heating
 - Council Tax Band - E,
- Stunning open plan kitchen family room
 - Four double bedrooms
 - Landscaped garden with pergola patio area
 - Off street parking & single garage
 - EPC - B



ACCOMMODATION:

- Entrance Hall**
3.58m x 2.06m (11'9 x 6'9)

CloakRoom

Sitting Room
4.45m x 3.53m (14'7 x 11'7)

Dining Room
3.53m x 3.07m (11'7 x 10'1)

Kitchen Family Room
6.78m min, 7.62m into bay x 3.28m (22'3 min, 25' into bay x 10'9)

Utility Room
2.08m x 2.03m (6'10 x 6'8)

Landing
5.05m x 2.18m (16'7 x 7'2)
- Main Bedroom**
4.11m into fitted wardrobes x 3.35m (13'6 into fitted wardrobes x 11')

En-suite
2.26m x 1.63m (7'5 x 5'4)

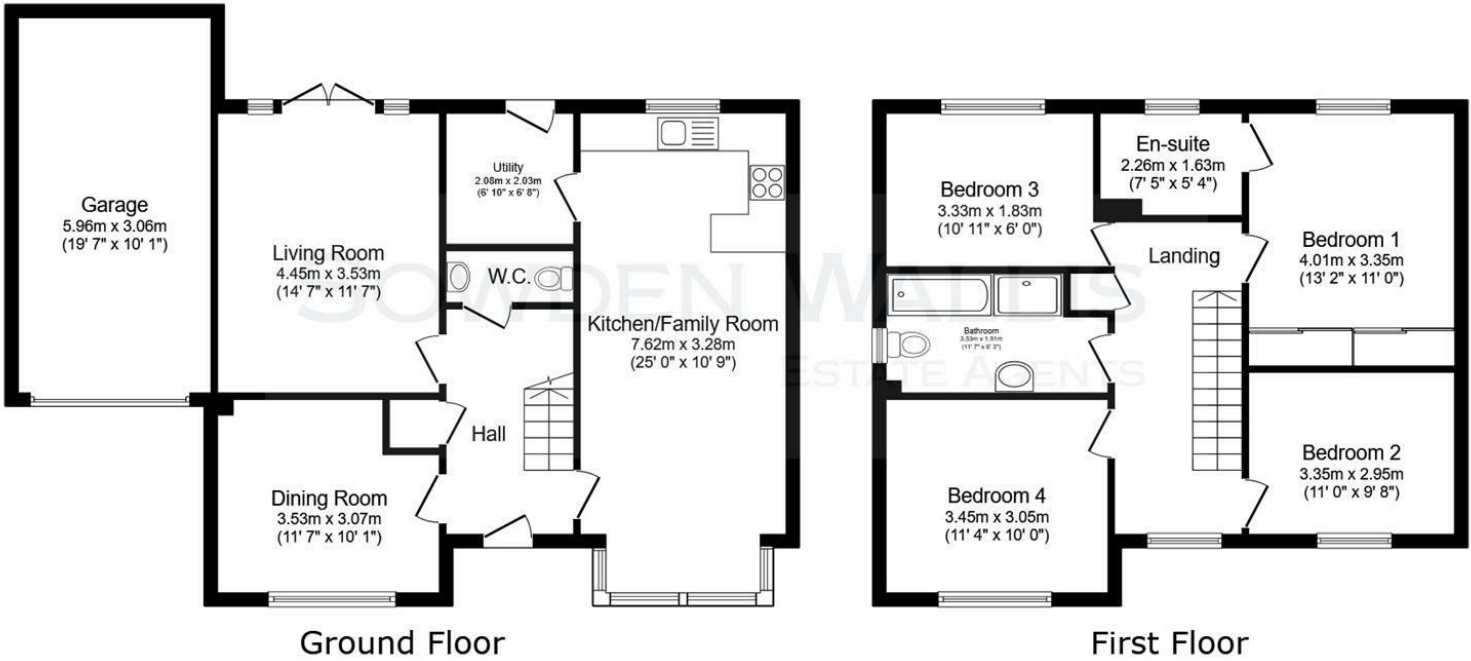
Bedroom Two
3.35m x 2.59m (11' x 8'6)

Bedroom Three
3.33m x 2.74m (10'11 x 9')

Bedroom Four
3.45m x 2.77m (11'4 x 9'1)

Family Bathroom
3.45m x 1.91m (11'4 x 6'3)

FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io