

HoldenCopley

PREPARE TO BE MOVED

Maple Drive, Aston-On-Trent, Derbyshire DE72 2DG

Guide Price £400,000

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GUIDE PRICE: £400,000 - £425,000

BEAUTIFULLY PRESENTED THROUGHOUT...

This completely refurbished detached house offers spacious and well-presented accommodation, making it an ideal choice for any family buyer. The property boasts a range of modern fixtures and fittings, including luxury flooring, hardwired interlinked smoke detectors, a smart control boiler, and a smart Yale alarm system. Nestled in a quiet location within Aston-On-Trent, the house provides easy access to commuting links and the scenic countryside. On the ground floor, you'll find an inviting entrance hall, a convenient W/C, a spacious living room, and a modern fitted kitchen diner equipped with high-end integrated appliances. The first floor features three generously sized bedrooms, a stylish bathroom, and a luxurious en-suite. This property is equipped with 20 fully owned solar panels, operating under the old Feed-In Tariff (FIT) scheme. Additionally, the solar panels allow for free electricity usage on sunny days and even on some overcast days, significantly reducing energy costs. Outside, the front of the house offers a driveway leading to the garage, while the rear boasts a private, enclosed, well-maintained garden with a charming patio area, perfect for outdoor relaxation and entertaining.

MUST BE VIEWED





- Detached House
- Three Good-Sized Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Hardwired Interlinked Smoke Detectors
- Bathroom, En-Suite & Ground Floor W/C
- Smart Control Boiler & Smart Yale Alarm System
- Well-Maintained Garden
- Driveway & Garage
- Owned Solar Panels





GROUND FLOOR

Entrance Hall

11'5" x 7'5" (max) (3.48m x 2.28m (max))

The entrance hall has engineered oak flooring, carpeted stairs with a glass-panelled banister, an in-built under stair cupboard, a radiator, a wall-mounted security alarm panel and SMART heating thermostat, a UPVC double-glazed window to the front elevation, and a composite door providing access into the accommodation.

W/C

4'5" x 4'0" (1.35m x 1.24m)

This space has a low level dual flush W/C, a wash basin with fitted storage underneath, tiled splashback, engineered oak flooring, a radiator, a wall-mounted consumer unit, a singular recessed spotlight, and a UPVC double-glazed obscure window to the front elevation.

Kitchen/Diner

18'9" x 16'2" (max) (5.73m x 4.93m (max))

The kitchen has a range of fitted gloss base and wall units with Zenith compact laminate worktops, a composite sink with a swan neck mixer tap and drainer, a Kenwood five ring gas hob with an extractor fan and splashback, an integrated Zanussi double oven, an integrated Zanussi microwave, an integrated Kenwood dishwasher, an integrated Hoover washer / dryer, space for an American-style fridge freezer, two radiators, space for a dining table, engineered oak flooring, recessed spotlights, UPVC double-glazed windows to the front elevation, a single UPVC door, and double French doors providing access to the garden.

Living Room

14'3" x 13'0" (max) (4.35m x 3.97m (max))

The living room has a UPVC double-glazed square bay window to the rear elevation, engineered wood flooring, a radiator, and a TV point.

FIRST FLOOR

Landing

14'7" x 6'11" (max) (4.47m x 2.11m (max))

The landing has carpeted flooring, access to the partially boarded loft, and provides access to the first floor accommodation.

Bedroom One

11'6" x 9'9" (3.52m x 2.98m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, an in-built triple wardrobe, and access into the en-suite.

En-Suite

7'6" x 4'11" (max) (2.31m x 1.51m (max))

The en-suite has a low level dual flush W/C, a vanity unit wash basin with fitted storage underneath, a shower enclosure with a mains-fed shower, partially tiled walls, Novocore embossed luxury vinyl flooring, a radiator, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

11'10" x 11'3" (max) (3.63m x 3.44m (max))

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bedroom Three

12'1" x 8'2" (max) (3.70m x 2.51m (max))

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and an in-built wardrobe.

Bathroom

9'0" x 6'8" (max) (2.75m x 2.05m (max))

The bathroom has a low level dual flush W/C, a vanity unit wash basin, a *L* shaped bath with a Mira Platinum digital shower with a ceiling-mounted rainfall shower head and a wall-mounted wireless smart programmable remote, a shower screen, partially tiled walls, Novocore embossed luxury vinyl flooring, a radiator, recessed spotlights, an in-built airing cupboard housing the boiler, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a lawned garden with a hedged border, gated access to the garden, a driveway, and a single garage.

Garage

17'2" x 8'3" (5.24m x 2.52m)

The garage has lighting, power points, a single door to access the garden, and an up and over door opening out onto the front driveway.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, courtesy lighting, a range of trees, plants and shrubs, access into the garage, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Superfast available - 61 Mbps (Highest available download speed) 14 Mbps (Highest available upload speed)

Phone Signal – Limited 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - South Derbyshire District Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

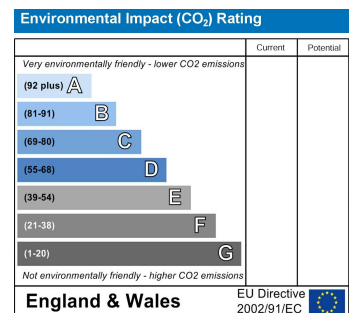
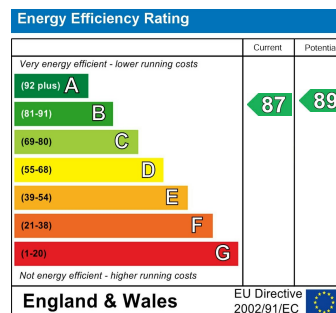
Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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