

CURRAN
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Maple Drive, Aston-on-Trent
Derbyshire
£435,000



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NO CHAIN - An attractive modern four bedroom detached family home, occupying this delightful leafy position on this sought after development off Weston Road, in the well highly sought after and well connected South Derbyshire village of Aston-on-Trent. The property has recently been re-decorated to a tasteful neutral theme and offers well proportioned family sized living accommodation and the property falls within the catchment area for the noted Chellaston Academy.





The Detail

The entrance hall leads through to a bright ground floor with engineered wood flooring running through the main living spaces. The living room features a cast iron fireplace with a gas fire and a bay window to the front, while the adjacent dining room opens out onto the rear garden via sliding patio doors. The kitchen is fitted with paneled units, granite-effect worktops, integrated appliances, and a breakfast bar for informal dining. A separate utility area with an additional sink and boiler provides further space for appliances and everyday use. The ground floor also includes a cloakroom with WC and built-in storage.

Upstairs, the property offers four bedrooms, including a main bedroom with built-in wardrobes and an en-suite shower room. Two further bedrooms feature fitted wardrobes, while one is currently used as a dressing room. A family bathroom with a three-piece suite and a window to the side completes the first floor.

Outside, the enclosed rear garden includes two paved patio areas and an aerated lawn with a fenced boundary. To the front, there is a low-maintenance garden, a shared driveway, and parking for approximately four vehicles, along with access to a single integral garage.







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The Location

Aston on Trent is a desirable village offering a peaceful rural setting with easy access to local amenities. The property is within walking distance of the local primary school, making it an ideal location for families.

The village features charming pubs, including The Malt and Notsa, known for its selection of cask ales, and offers picturesque river walks along the Trent. For leisure and outdoor activities, nearby Elvaston Castle and its surrounding parkland provide a perfect retreat. The surrounding Derbyshire countryside offers a wealth of scenic spots for exploration.

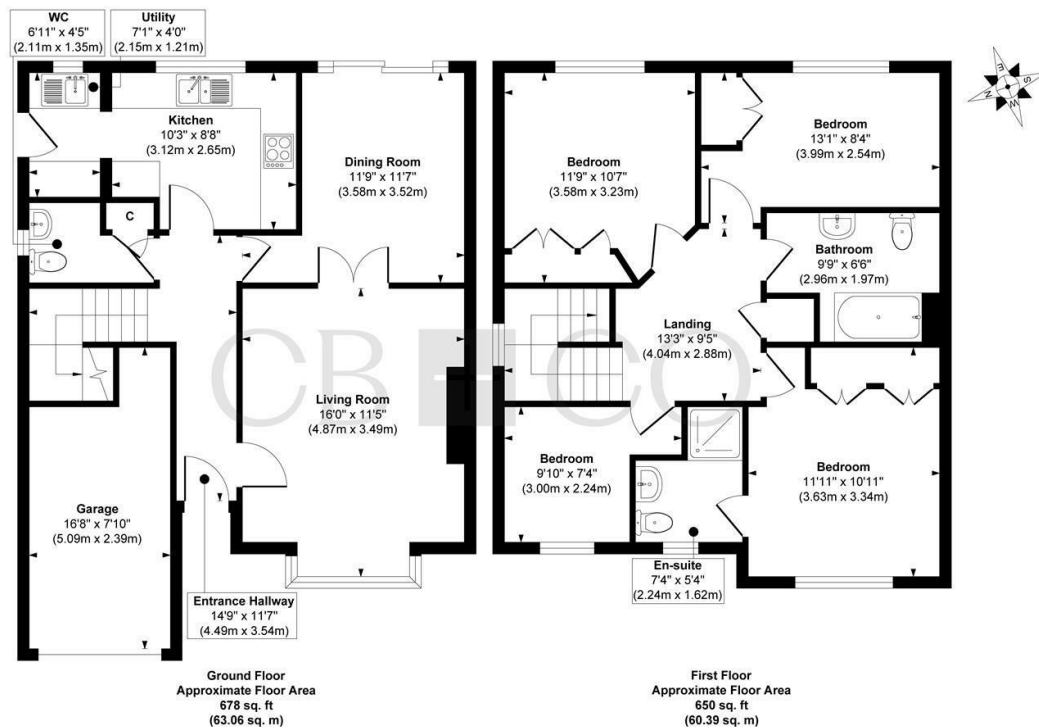
Transport links are excellent, with quick access to East Midlands Parkway for rail travel to London, as well as the M1 and A50, providing excellent road links to surrounding areas and beyond. The nearby airport adds further convenience for travel.







Maple Drive, Aston-on-Trent, Derbyshire



Approx. Gross Internal Floor Area 1328 sq. ft / 123.45 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Modern Detached Four Bedroom Family Home
- Delightful Leafy Position - Highly Sought after Village Location
- Entrance Hallway, Living Room with Bay Window & Dining Room
- Fitted Kitchen, Utility Room & Cloakroom WC
- Four Bedrooms & Bathroom
- Primary Bedroom with Built in Wardrobes & En-Suite Shower Room
- Driveway, Single Garage & South East Facing Rear Garden
- Easy Access to Road Networks & East Midlands Airport
- Chellaston Academy Catchment Area
- No Chain Involved

Size

Approx 1328.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

E

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Let's *Talk*

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