



## 23 Elmlands Close

Aston-On-Trent, Derby, DE72 2AL

Asking Price £280,000



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## Location

The property is located on a small but picturesque development built by Cameron Homes. The development is surrounded by countryside views and is within walking distance to the village centre and the amenities it has to offer. The village itself has an abundance of countryside walks and also has a number of eateries, places to grab a drink, post office, a local village school, recreational grounds and shops.

Aston On Trent is renowned as one of Derbyshire's most sought after villages due to its charming feel and amazing access to major road and transport links and East Midlands Parkway station.

## Hallway

Enter the property via front composite door with inset opaque double glazing leading to the spacious entrance hallway with central heating radiator and stairs leading to the first floor.

## Lounge

12'7" x 12'11" max (3.86m x 3.94m max)

Having central heating radiator and uPVC double glazed window to the front aspect with fitted window blind.

## Open Plan Kitchen Dining Space

15'10" x 13'6" max including cloaks (4.85m x 4.14m max including cloaks )

Fitted with a range of contemporary styled high gloss wall and base units with complimenting laminate work surfaces and matching upstands, cupboard housing the Worcester boiler, inbuilt fridge freezer, dishwasher and plumbing and space for washing machine, single drainer one and a quarter

bowl stainless steel sink unit with chrome mixer tap over, integrated electric fan assisted oven, four burner gas hob and extractor hood, brush chrome splashback to the cooking area, ceramic tiled flooring, central heating radiator, door to handy storage cupboard, UPVC double glazed window to the rear enclosed Garden which also has a fitted blind, uPVC double glazed double opening French doors to the rear giving access to the garden and further door to cloaks/ W.C.

## Cloakroom

Having a modern two piece white suite comprising of W.C and hand basin with chrome mixer tap over, ceramic tiled flooring and central heating radiator.

## Upstairs Landing

Having handy over stairs cupboard with light and loft access with pull down ladder, central heating radiator, uPVC double glazed window to the side elevation with fitted blinds which offers far reaching views over open countryside.

## Master Bedroom

8'7" x 11'1" minimum plus wardrobes (2.62m x 3.40m minimum plus wardrobes)

Having uPVC double glazed window to the rear elevation with fitted window shutters, central heating radiator, sliding mirror door fitted wardrobes with hanging rail and shelving and door to En-Suite Shower Room.

## Bedroom Two

10'4" x 8'7" (3.17m x 2.62m)

Having uPVC double glazed window to the front elevation with fitted window blinds and central heating radiator.

### Bedroom Three

7'6" x 7'1" (2.31m x 2.16m)

Having uPVC double glazed window to the rear elevation with fitted window blind and central heating radiator.

### Bathroom

Having a three piece modern white suite comprising of panelled bath with mixer tap over, pedestal wash hand basin, W.C, part ceramic tiled walls, vinyl flooring, central heating radiator, extractor fan and uPVC double glazed window to the front elevation.

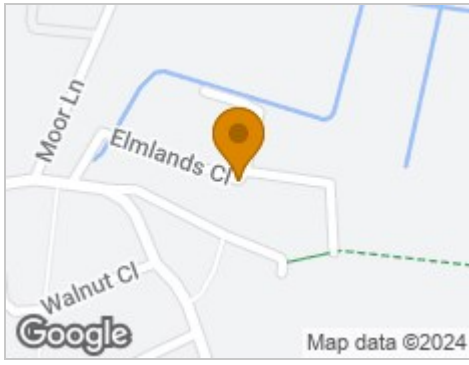
### Outside

To the front of the property is a low maintenance fore garden with covered canopy over the front door area and lighting. There is also a small lawn area with borders inset with shrubs, tarmacked driveway to the side providing parking for two vehicles and gate and fence to the side giving access to the rear of the property.

To the rear, the garden is fully enclosed and offers paved patio area with path leading around, timber shed and a further paved patio and shaped lawn with raised borders.



## Road Map



## Hybrid Map



## Terrain Map



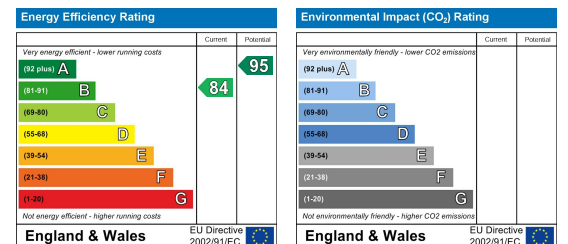
## Floor Plan



## Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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