



12 Fleetwood Drive, Derby, DE72 2EL

Offers In Excess Of £520,000

Nestled in the charming village of Aston-On-Trent, Derby, this nearly new detached house on Fleetwood Drive offers a perfect blend of modern living and spacious comfort. Built in 2019, the property boasts open plan family, living, dining, separate lounge and four well-proportioned bedrooms making it an ideal family home. Each bedroom is designed to provide a peaceful retreat, ensuring ample space for relaxation. The house features two contemporary bathrooms, thoughtfully designed to cater to the needs of a busy household.

With stylish fixtures and fittings, these bathrooms provide both functionality and a touch of luxury.

One of the standout features of this property is the landscaped rear garden with beautiful seated area and private driveway with ample parking. This is a rare find and offers convenience for families with multiple cars or for those who enjoy hosting guests.

The location in Aston-On-Trent is particularly appealing, offering a tranquil village atmosphere while still being within easy reach of local amenities and transport links. This makes it an excellent choice for those seeking a peaceful lifestyle without sacrificing accessibility.

Entrance Hallway

Accessed via composite entrance door, gas central heating radiator, useful understairs storage, Amtico flooring and staircase leading to the first floor.

Downstairs Cloakroom

Having a modern white suite comprising of low level W.C, wash hand basin, Amtico flooring, extractor fan and gas central heating radiator.

Lounge 21'1" x 11'8" (6.43 x 3.56)

Having dual aspect uPVC double glazed windows to the front and side elevation, gas central heating radiators, feature marble fireplace with matching hearth and mantle and chrome edge coal effect electric fire.

Living/Kitchen 25'11" x 11'6" (7.90 x 3.51)

Having a family sitting, dining and kitchen area, The kitchen has a uPVC double glazed window to the side elevation, gas central heating radiator, contemporary wall and base units with complementing work surfaces, one and a quarter bowl sink unit with chrome mixer tap, integrated electric ovens, four ring gas hob burner with extractor hood, under unit lighting, integrated fridge freezer, dishwasher and ceiling spotlights.

The family dining and seating area has uPVC double glazed window to the front elevation, double glazed French doors to the rear garden . gas central heating radiator and Amtico Flooring.

Utility Room 6'5" x 5'8" (1.96 x 1.73)

Having composite half double glazed door to the side elevation, wall and base units with complementing work surfaces, plumbing and space for washing machine, further space for tumble dryer, cupboard housing boiler and Amtico flooring.

First Floor Landing

Having a galleried landing with open balustrade, uPVC double glazed window to the front elevation, gas central heating radiator and door to airing cupboard.

Master Bedroom 11'8" x 11'8" (3.58 x 3.56)

Having uPVC double glazed window to the side elevation, gas central heating radiator, fully fitted wardrobes with matching drawers and door leading to en suite.

En Suite

Having uPVC double glazed window to the side elevation, three piece white suite comprising of double width shower cubicle with mains chrome shower over, wash hand basin, low level W.C, tiled flooring and chrome heated towel rail.

Bedroom Two 11'6" x 9'6" (3.51 x 2.90)

Having uPVC double glazed window to the front elevation, gas central heating radiator and fitted wardrobes with matching drawers.

Bedroom Three 11'8" x 9'1" (3.58 x 2.79)

Having uPVC double glazed window to the front and side elevations and gas central heating radiator.

Bedroom Four 8'7" x 10'4" (2.64 x 3.15)

Having uPVC double glazed window to the side elevation and gas central heating radiator.

Family Bathroom

Having uPVC double glazed opaque window to the side elevation, three piece white suite comprising of panelled bath with chrome mains shower over and glass shower screen. low level W.C, wash hand basin, extractor fan ,inset spotlights, ceramic tiled flooring and chrome heated towel rail.

Outside Front

To the front of the property is a pathway leading to the front door area with storm porch, an attractive fore garden with borders, shrubs, lantern light and lawned area. The property also benefits from a double garage and spacious driveway providing off road parking.

Outside Rear

To the rear garden is a stunning landscaped garden with large patio seating area, artificial lawn raised borders with plants and shrubs, a further decked area with outside lighting, power point and outside tap.

Double Garage 18'8" x 18'6" (5.69 x 5.64)

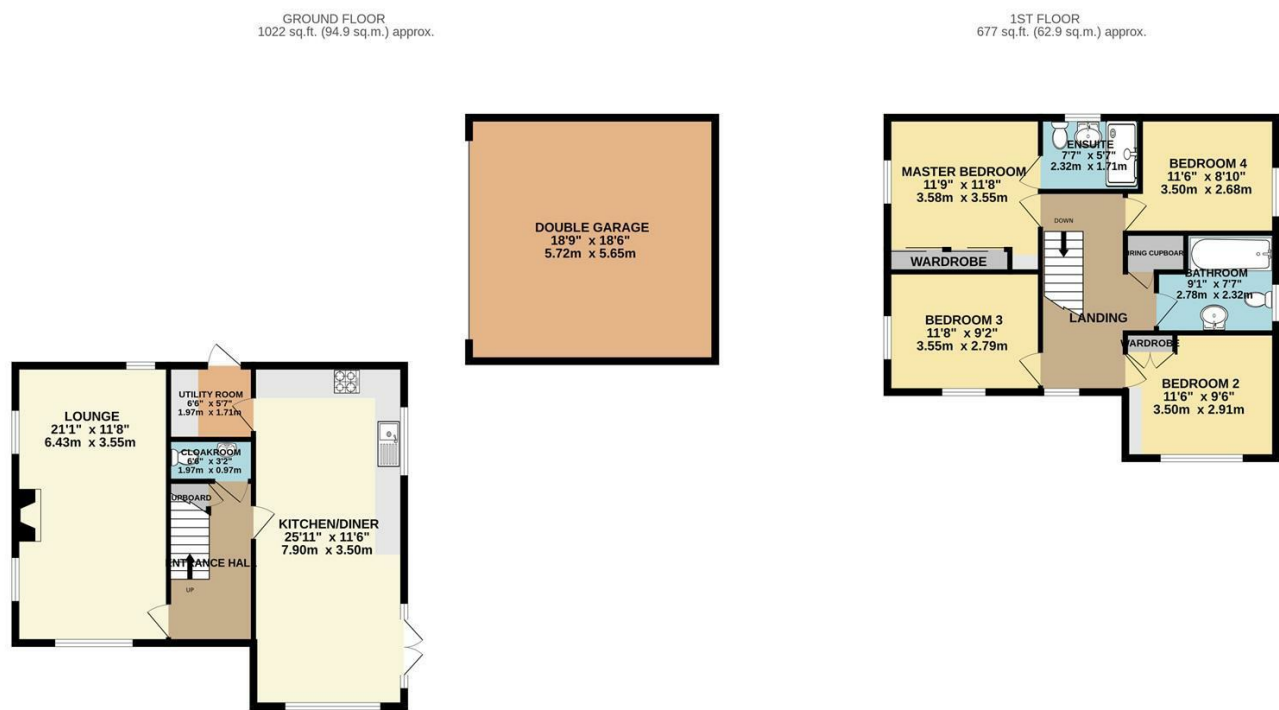
Having up and over door with lighting and power.

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2. These particulars do not constitute part or all of an offer or contract.
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the legal title of the property and the buyers must obtain verification from their solicitor.

Floor Plan



TOTAL FLOOR AREA : 1698 sq.ft. (157.8 sq.m.) approx.

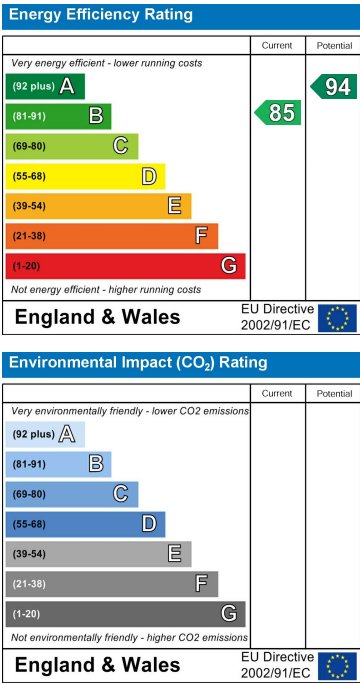
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Area Map



Energy Efficiency Graph



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