



**16 Ayrton Drive, Derby, DE74 2BE**

**£230,000**

This wonderful property at Ayrton Drive presents a modern and beautifully presented space, perfect for first-time buyers or savvy investors. This delightful property boasts two well-proportioned bedrooms and a contemporary bathroom, ensuring comfort and convenience for its residents.

Upon entering, you are greeted by an inviting open-plan lounge and dining space, ideal for both relaxation and entertaining. The modern fitted kitchen complements the living area, providing a stylish and functional space for culinary pursuits. The overall design of the home reflects a thoughtful approach to modern living, with an emphasis on light and space.

Situated close to local amenities, residents will find themselves just a stone's throw away from everything that Castle Donington has to offer whilst being set in a peaceful residential community. Do not miss the opportunity to make this property your own, viewings are available NOW!

### Location

Located in a quiet, well maintained and sought after residential community at the edge of the bustling village of Castle Donington. The location offers easy access to the centre of Castle Donington and all that it has to offer as well as fantastic road and travel links making this the ideal location for the commuter!

### Reception Hall

Enter the property via uPVC doorway into the reception hall which offers hard wood flooring, access to guest cloakroom, stairs rising to first floor, central heating radiator and access to Kitchen and Reception area.

### Kitchen 11'6" x 6'4" (3.51m x 1.93m)

A modern fitted Kitchen with integrated appliances including fridge/freezer, oven, gas hob and extractor. There are a range of wall, drawer and base units with complimenting worktops and stainless steel sink with mixer tap and window over looking out to the charming front aspect of the property.

### Guest Cloakroom 6'11" x 3'6" approx (2.11m x 1.07m approx )

A stylish cloakroom, ideal for when entertaining guests offering hand basin, central heating radiator and W/C.

### Lounge/Diner 15'7" x 13'3" (4.75m x 4.04m)

A spacious reception room offering hard wood flooring, handy storage cupboard and French doors leading out to the rear enclosed garden.

### First Floor

Take the carpeted stairs up to the first floor landing which offers access to the two spacious double bedrooms and bathroom.

### Master Bedroom 13'4" x 9'11" (4.06m x 3.02m)

A generous double bedroom having carpeted flooring, central heating radiator and window overlooking the rear aspect.

### Bedroom Two 13'3" x 9'9" (4.04m x 2.97m)

Another generous double bedroom having dual aspect windows out to the front of the property, carpeted flooring, central heating radiator and storage cupboard housing the boiler.

### Bathroom

Having feature tiling, bath with rainfall shower head, W/C, hand basin and heated towel rail.

### Outside

To the front of the property you will find an attractive

driveway with parking for two cars.

To the rear is an enclosed rear garden which is mainly laid to lawn with the benefit of a patio seating area, ideal for enjoying the summer evenings!

### MONEY LAUNDERING REGULATIONS -

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Floor Plan

GROUND FLOOR  
APPROX. 34.1 SQ. METRES (367.1 SQ. FEET)



FIRST FLOOR  
APPROX. 34.5 SQ. METRES (371.0 SQ. FEET)

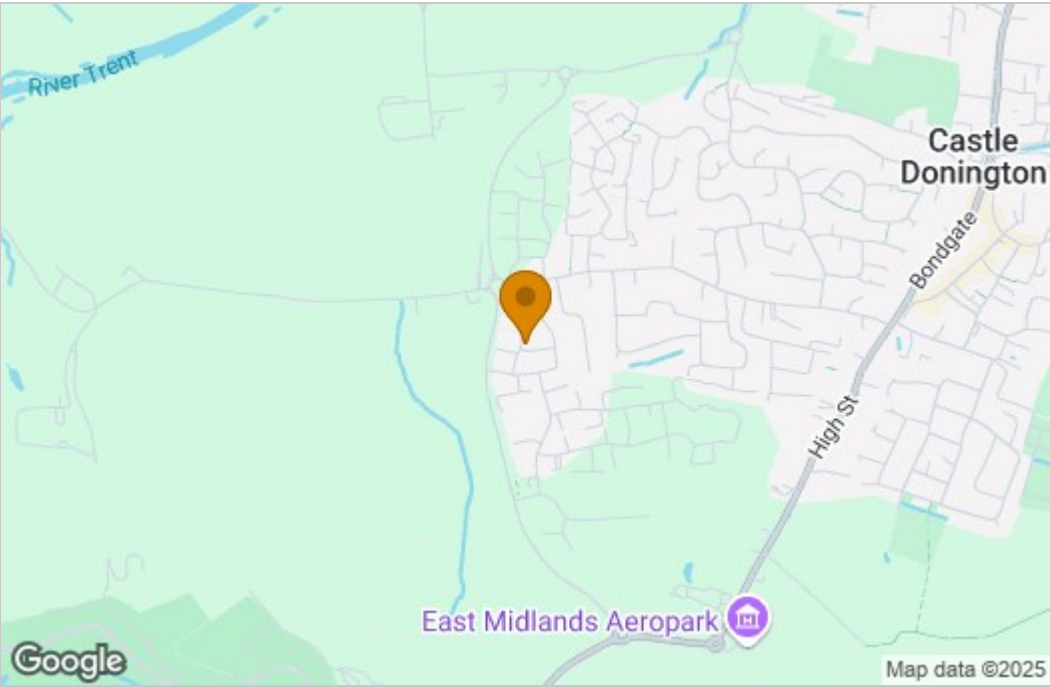


TOTAL AREA: APPROX. 68.6 SQ. METRES (738.1 SQ. FEET)

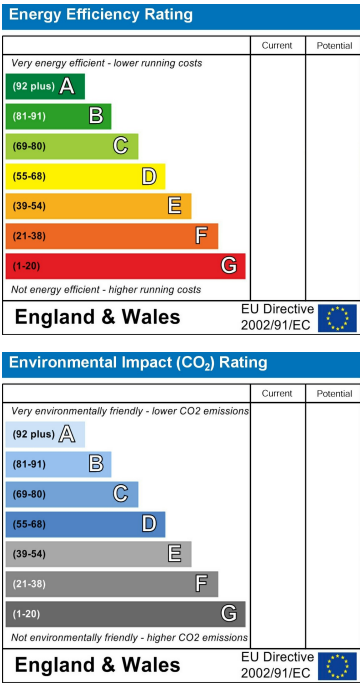
Outbuildings/Garage approx 15.30 SQ Meters in total

Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.