



Ayrton Drive,
Castle Donington, Derby
DE74 2BE

£270,000 Freehold

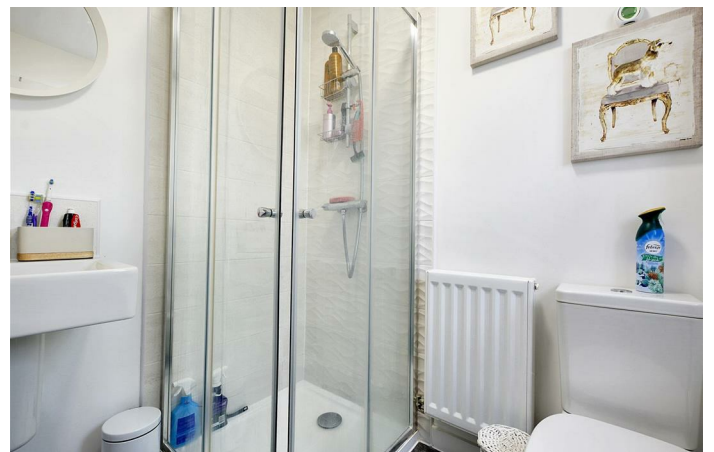


A MODERN THREE BEDROOM SEMI DETACHED HOME WITH A GARAGE IN A POPULAR LOCATION

Robert Ellis are delighted to offer to the market this beautiful three bedroom semi detached home in Castle Donington. Built in 2019 by Miller Homes and located on the Charters Gate development, this property really needs to be viewed to be appreciated. With a lovely outlook to the front of the property onto a grassed area and walkway and situated on a private drive, this property could just be what you're looking for. There is a great sized lounge diner, en suite to master and a single garage and off road parking. The property is ideally located to local shops and amenities in addition to providing great access to the M1, A50, A353 in addition to East Midlands Parkway and East Midlands Airport.

Built in 2019 and still under the NHBC New Build warranty and boasts an EPC rating B. Accommodation briefly comprises of an entrance hall, kitchen, ground floor w.c., lounge diner to the ground floor and three bedrooms with an en-suite to master and a family bathroom. Externally, there is off road parking, garage and an enclosed rear garden.

The property is situated on the edge of Castle Donington and is therefore close to all the amenities and facilities provided by the village which includes a Co-op store as you enter Castle Donington with there being many other shopping facilities found in nearby Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are schools for all ages in Castle Donington, healthcare and sports facilities, walks in the surrounding picturesque countryside and the excellent transport links include J24 of the M1, the A50 and A42, East Midlands Airport, stations at East Midlands Parkway and Long Eaton and there are various main roads that provide access to Nottingham, Derby, Leicester, Loughborough and other East Midlands towns and cities.



Entrance Hall

Ground Floor w.c.

Low flush w.c., pedestal wash hand basin, radiator, UPVC double glazed windows to the front and side.

Lounge/Diner

16'8 x 14'9 approx (5.08m x 4.50m approx)

UPVC double-glazed patio doors opening to the rear garden, with UPVC double glazed window with fitted blinds to the rear and side, radiator and useful understair storage cupboard.

Kitchen

10'5 x 7'6 approx (3.18m x 2.29m approx)

With a range of wall and base units with work surfaces over, inset sink and drainer, four ring gas hob with stainless steel extractor hood and fan over, built-in electric fan oven, integrated fridge freezer, dishwasher and washer dryer, UPVC double glazed window to the front with fitted blind and a radiator.

First Floor Landing

Airing/storage cupboard housing the Potterton gas central heating boiler, loft access hatch and doors to:

Bedroom 1

13'2 x 7'6 approx (4.01m x 2.29m approx)

UPVC double glazed window with fitted blinds to the front, radiator, over stair storage cupboard and door to:

En-Suite

Fully tiled shower cubicle with mains fed shower, wall mounted fitted wash hand basin, low flush w.c. and opaque UPVC double glazed window.

Bedroom 2

10' x 7'6 approx (3.05m x 2.29m approx)

UPVC double glazed window with fitted blinds to the rear and a radiator.

Bedroom 3

9'2 x 7'1 approx (2.79m x 2.16m approx)

UPVC double glazed window with fitted blinds to the rear and a radiator.

Bathroom

7'6 x 4'9 approx (2.29m x 1.45m approx)

With a white three piece suite comprising of panelled bath with mains shower over and fitted shower screen, wall

mounted wash hand basin,, low flush w.c., extractor fan and a radiator.

Outside

To the front of the property there are paving stone leading to the front door, lawned garden with plants and shrubs to the borders. Tarmac driveway offering ample off road parking and leading to the single detached garage and access to the rear of the property.

The rear garden comprises of an attractive flagstone paved terrace and pathway leading to the lawn and access to the driveway, garage and front, all enclosed by panelled fencing.

Garage

Brick built garage with concrete base. Up and over manual door. Power and light. Pitched roof could offer storage facilities. Internal electric vehicle charging point fitted.

Directions

Proceed out of Long Eaton along Tamworth Road and through Sawley in the direction of Castle Donington. On entering Castle Donington proceed on Station Road which becomes Bond Gate and at the traffic lights turn right onto Park Lane, continue for some distance and turn left onto Craner Road and right into Ayrton Drive.
8014AMCO

Council Tax

North West Leicestershire Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 26mbps 1000mbps Ultrafast

Phone Signal – EE, 3

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.