



CURRAN  
BIRDS  
+ CO

Yates Avenue  
Aston-on-Trent, Derbyshire  
Offers in excess of £240,000





# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.





**SUPERB EXTENDED DINING KITCHEN WITH VIEWS OVER OPEN FIELDS** - An extended and well proportioned, three double bedroom mid townhouse, occupying a delightful position on the edge of the highly sought after South Derbyshire village of Aston on Trent. This property has been comprehensively upgraded and extended with the highlight being the living area with extended contemporary styled open plan dining kitchen with breakfast bar, integrated appliances and french doors giving access to the rear garden.

The property in brief comprises: entrance hallway, study, ground floor shower room wc, utility room and living room with open plan access to the superb open plan dining kitchen extension. The first floor landing gives access to three double bedrooms and stylish contemporary bathroom with free-standing bath.

Outside the property offers a driveway to the front and delightful south facing lawned garden to the rear with views over open fields.









## The Detail

This extended three-bedroom mid townhouse property has been thoughtfully modernised and reconfigured to offer generous, well-balanced living accommodation across two floors. The property offers a superb ground floor extension with a beautiful light open plan living area and dining kitchen.

The ground floor begins with a welcoming entrance hall that leads to a useful study area, utility room and a contemporary ground floor shower room wc. The highlight of the property is the impressive open plan living area with access to the extended kitchen area filled with natural light with velux windows and french doors giving access to the rear south facing rear garden. The kitchen is fitted with a range of contemporary white high gloss units with breakfast bar and integrated appliances.

Upstairs, a well-proportioned landing leads to three double bedrooms: all neutrally decorated and ready to move into. The stunning contemporary bathroom features a white three-piece suite including a beautiful free-standing bath and stylish matt black finish fittings.

Outside, the property is set back behind a low-maintenance frontage with ample off-road parking on a private driveway. The delightful south facing rear garden is fully enclosed and laid to lawn, with a patio seating area and uninterrupted views over open fields.









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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.





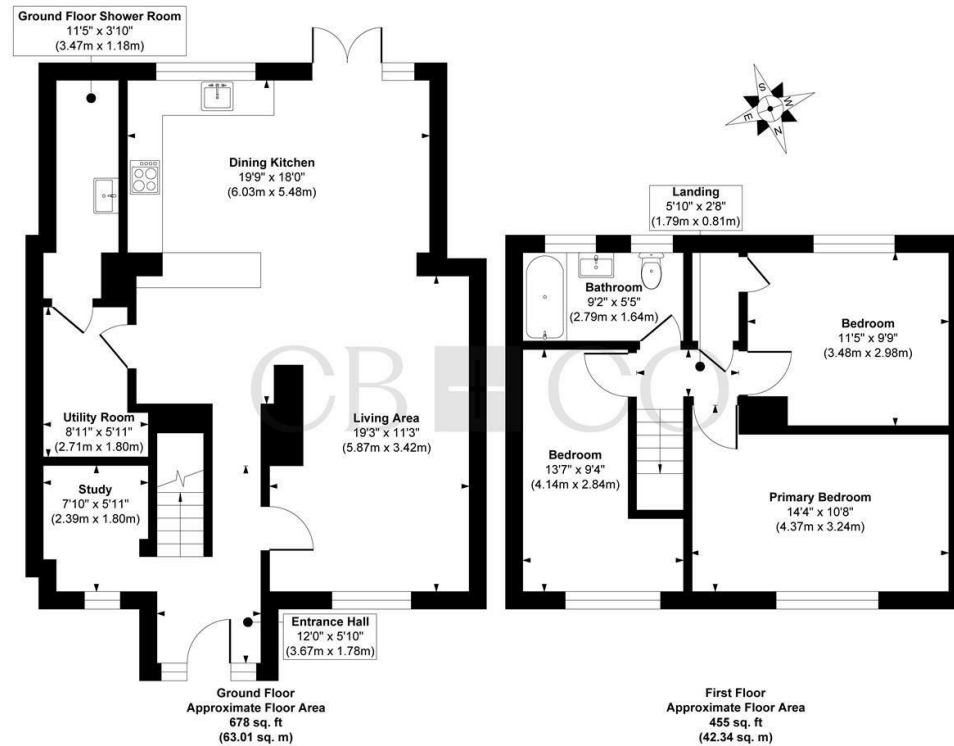








# Yates Avenue, Aston-on-Trent, Derbyshire



**Approx. Gross Internal Floor Area 1133 sq. ft / 105.35 sq. m**

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

Produced by Elements Property

## The Particulars

- Extended Three Double Bedroom Mid Townhouse
- Delightful Cul-de-Sac Position with Views to Rear Over Open Fields
- Highly Sought after South Derbyshire Village
- Ideal First Time Buy or for Young Families
- Entrance Hallway, Study, Utility Room & Ground Floor Shower Room
- Living Room with Open Plan Access to Superb Extended Dining Kitchen
- Three Double Bedrooms & Contemporary Bathroom
- Driveway, Delightful South Facing Rear Garden with View over Fields
- Chellaston Academy Catchment
- No Chain Involved

### Size

Approx 1133.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

A



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Let's *Talk*

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