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44 Aston Drive

Newhall | DE11 0PD | Guide Price £230,000

ROYSTON
& LUND

- Guide Price £230,000 - £240,000 *Can be sold with no upward chain*
- Modernised Throughout Including, New Windows & Doors, Kitchen & Bathrooms
- Principal Bedroom with En Suite and Family Bathroom
- Single Garage and Parking for up to Two Cars
- EPC Rating: C
- Three Bedroom Semi Detached Home
- Living Room and Open Plan Kitchen/Diner with Patio Doors to the Garden
- South/East Facing Garden
- Council Tax Band: B
- Freehold





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A Stunning Three-Bedroom Semi-Detached Home

This beautifully presented three-bedroom semi-detached property is offered in true turn-key condition, making it the perfect choice for first-time buyers seeking a stylish, move-in ready home. Ideally located within easy reach of local amenities and close to open countryside, the property offers the best of both convenience and lifestyle.

The home has undergone extensive modernisation, including new windows and doors, a contemporary kitchen, and updated bathrooms throughout.

Upon entering, a welcoming hallway provides access to the bright and spacious living room, which enjoys views to the front aspect and benefits from useful downstairs storage. To the rear, the impressive kitchen/diner has been refitted with a modern range of wall and base units and integrated appliances including a dishwasher, oven, hob and extractor. Double patio doors open directly onto the rear garden, creating an ideal space for entertaining and family living.

Upstairs, there are three well-proportioned bedrooms. Two are generous doubles, the principle featuring built-in wardrobes, while the third is a single bedroom currently utilised as a home office. The principal bedroom benefits from a stylish en-suite shower room, and a modern family bathroom serves the remaining bedrooms.

Externally, the rear garden is fully enclosed and mainly laid to lawn, complemented by a patio area perfect for outdoor dining. The property also benefits from a single garage and driveway parking for up to two vehicles.

Early viewing is highly recommended to fully appreciate the quality and finish of this exceptional home.

For further information: https://reports.sprift.com/property-report/?access_report_id=5063965





Total area: approx. 90.3 sq. metres (971.6 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	75	
(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 (CO₂) 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		
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