

# HoldenCopley

PREPARE TO BE MOVED

Weston Road, Aston-On-Trent, Derbyshire DE72 2BA

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£350,000



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## SEMI DETACHED HOUSE..

Nestled in a picturesque setting, this semi-detached house offers a tranquil escape while being conveniently located near all local amenities. Situated amidst open fields, the property boasts excellent views, providing a serene backdrop for everyday living. With excellent transport links via the Derby Southern bypass, accessing surrounding areas is effortless, catering to the needs of modern families seeking convenience and accessibility. Upon entering, you are greeted by the entrance hall that sets the tone for the warmth and comfort found throughout the home. The spacious living and dining room, adorned with double French doors, seamlessly blend indoor and outdoor living, offering an abundance of natural light and a seamless transition to the rear garden. The well-equipped fitted kitchen and ground floor W/C add practicality and convenience to the layout. Upstairs, the landing boasts a feature window offering picturesque views of the countryside. Three generously sized double bedrooms provide ample space for rest and relaxation, while a tastefully appointed three-piece bathroom suite offers a sanctuary for rejuvenation. Externally, the property boasts a charming frontage featuring a gravelled area adorned with planted shrubs and bushes, alongside a driveway capable of accommodating multiple vehicles, providing convenience for residents and guests alike. Gated access leads to the rear garden, is a raised decking seating area, additional seating space, and gravelled areas, the garden is perfect for alfresco dining or simply unwinding amidst the tranquil surroundings, planted borders with established trees add to the beauty of the space, while a fence-panelled boundary ensures privacy and security.

MUST BE VIEWED







- Semi Detached House
- Three Double Bedrooms
- Spacious Living Dining Room
- Fitted kitchen
- Three Piece Bathroom Suite & Ground Floor W/C
- Driveway For A Number Of Vehicles
- Enclosed Rear Garden
- Well-Presented Throughout
- Excellent Transport Links
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

14'0" x 6'2" (max) (4.27m x 1.90m (max))

The entrance hall has tiled flooring, carpeted stairs, a radiator, an understairs storage cupboard, and a composite door providing access into the accommodation.

### W/C

6'4" x 3'11" (max) (1.94m x 1.20 (max))

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a wall-mounted wash basin, a wall-mounted cupboard, a radiator, and tiled flooring.

### Living/Dining Room

25'7" x 13'8" (max) (7.80m x 4.17m (max))

The living dining room has a UPVC double glazed bay window to the front elevation, coving to the ceiling, a radiator, a column radiator, a recessed chimney breast alcove with a feature log burner, tiled hearth and solid wood mantelpiece, a TV point, wood-effect flooring, and double French doors opening out to the rear garden.

### Kitchen

18'3" x 10'4" (max) (5.57m x 3.17m (max))

The kitchen has a range of fitted base and wall units with solid wood worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated double oven, gas ring hob, stainless steel splashback and extractor fan, an integrated fridge freezer, an integrated dishwasher and washing machine, a radiator, a tiled splashback, and tiled flooring, three UPVC double glazed window to the rear and side elevation, and a UPVC door providing access to the rear garden.

## FIRST FLOOR

### Landing

13'4" x 6'2" (max) (4.08m x 1.88m (max))

The landing has a large UPVC double glazed window to the front elevation with views of the countryside, an open in-built cupboard with shelves, access into the loft, and access to the first floor accommodation.

### Bedroom One

11'8" x 10'5" (max) (3.58m x 3.18m (max))

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, two in-built cupboards, and carpeted flooring.

### Bedroom Two

10'5" x 10'4" (3.19m x 3.15m )

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

### Bedroom Three

10'4" x 8'7" (3.17m x 2.62m )

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, two in-built cupboards, and carpeted flooring.

### Bathroom

9'6" x 6'11" (max) (2.91m x 2.11m (max))

The bathroom has a Velux window, a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted shower fixture with a rainfall shower head and a handheld shower head, a column radiator, partially tiled walls, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is a gravelled area with planted shrubs and bushes, a driveway for several vehicles, and gated access to the rear garden.

### Rear

To the rear of the property is an enclosed garden with a raised decking seating area, a further seating area, gravelled areas, planted borders with established trees, and a fence panelled boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Superfast download speed 56Mbps and Upload speed 12Mbps

Phone Signal – Some coverage of 3G , 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - South Derbyshire District Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

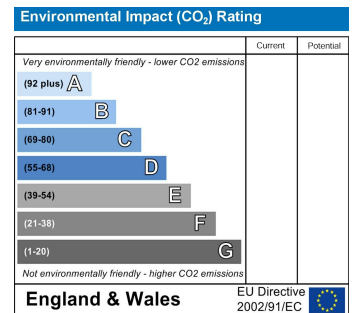
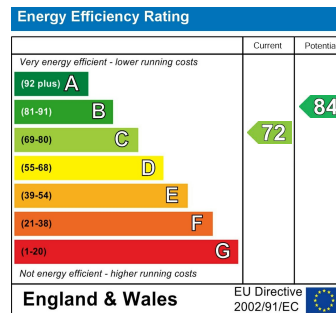
The vendor has advised the following:

Property Tenure is Freehold

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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