

HoldenCopley

PREPARE TO BE MOVED

Chellaston Lane, Aston-On-Trent, Derbyshire DE72 2AX

Guide Price £650,000

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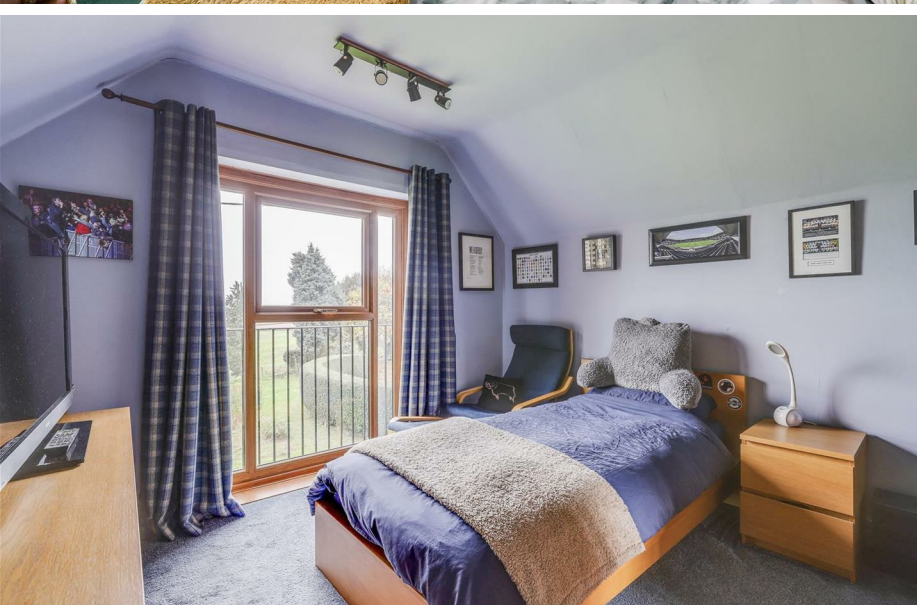
GUIDE PRICE: £650,000 - £700,000

DETACHED HOUSE WITHIN A PEACEFUL COUNTRYSIDE LOCATION...

Nestled in an rural setting, this beautiful four-bedroom detached home offers a perfect escape into the countryside, surrounded by miles of uninterrupted views. The property offers views stretching to the Peak District and Breedon on the Hill Church in the distance. With expansive grounds, mature landscaping, and scenic vistas in every direction, this home offers a rare opportunity to enjoy countryside living at its finest. Inside, the ground floor opens to a welcoming entrance hall, showcasing original features such as the front door, wall panelling, and a charming plate rail. This inviting hall leads into a character-filled living room, where exposed ceiling beams and an open stone fireplace create a cosy, rustic atmosphere. The modern kitchen diner is a central space for family meals and entertaining, with seamless access to a garden room that provides beautiful views of the surrounding countryside. A convenient W/C completes the ground floor. Upstairs, the home offers three spacious double bedrooms, a cosy single bedroom, and a stylish, well-appointed bathroom. Outside, the property makes a welcoming first impression with gated access leading to a spacious driveway that provides ample parking and access to a double garage. Mature trees, plants, and shrubs border the driveway. The expansive rear garden features a patio for outdoor dining, a large, well-maintained lawn, and is bordered by hedges and mature trees. A charming well is nestled within the garden, adding character. There's separate area hosts a greenhouse, a small shed, an outhouse, and vegetable beds, all framed by picturesque farmland views, making this home a perfect blend of comfort and rural charm.

MUST BE VIEWED!





- Detached House
- Four Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner & Garden Room
- Ground Floor W/C
- Stylish Bathroom
- Double Garage & Extensive Driveway
- Stunning Countryside Views
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'2" x 10'9" (max) (4.03m x 3.29m (max))
The entrance hall has original oak wooden flooring, carpeted stairs, original panelled walls and plate racks, two UPVC double-glazed windows to the front and side elevation and an original single door providing access into the accommodation.

W/C

6'3" x 4'8" (max) (1.92m x 1.43m (max))
This space has a low level dual flush W/C, a wall-mounted wash basin, partially tiled walls, recessed spotlights, an in-built storage cupboard, tiled flooring with underfloor heating and a UPVC double-glazed obscure window to the side elevation.

Living Room

14'5" x 13'4" (max) (4.41m x 4.08m (max))
The living room has carpeted flooring with original oak wooden flooring underneath, a radiator, recessed spotlights, exposed ceiling beams, a plate rail, a recessed chimney breast alcove with an open stone fireplace and a UPVC double-glazed window to the front elevation.

Kitchen/Diner

25'9" x 12'0" (max) (7.87m x 3.68m (max))
The kitchen diner has a range of fitted base and wall units with a feature breakfast bar island and worktops, a ceramic sink with a drainer and a mixer tap, an integrated microwave & dishwasher, space for a range cooker, partially tiled walls, a radiator, open-plan access to the garden room, Victoria luxury flooring, two UPVC double-glazed windows to the side and rear elevations and a single door providing access to the rear garden.

Garden Room

12'1" x 8'3" (3.69m x 2.54m)
The garden room has quarry tiled flooring, a radiator, UPVC double-glazed windows surround and sliding patio doors opening out to the rear garden.

FIRST FLOOR

Landing

17'7" x 14'1" (max) (5.37m x 4.30m (max))
The landing has carpeted flooring, a UPVC double-glazed window to front elevation, access to the first floor accommodation and access to the loft with courtesy lighting via a dropdown ladder.

Master Bedroom

15'10" x 13'11" (max) (4.83m x 4.26m (max))
The main bedroom has carpeted flooring, a radiator, in-built storage cupboards, fitted wardrobes, a vanity storage unit with a washing basin and a tiled splash back, and a UPVC double-glazed window to the rear elevation.

Bedroom Two

14'6" x 11'1" (max) (4.42m x 3.38m (max))
The second bedroom has carpeted flooring, a radiator, in-built wardrobes and two UPVC double-glazed windows to the side and front elevations.

Bedroom Three

11'1" x 10'11" (max) (3.39m x 3.33m (max))
The third bedroom has carpeted flooring, a vertical radiator and a full-height UPVC double-glazed window to the rear elevation.

Bedroom Four

7'5" x 6'8" (max) (2.27m x 2.04m (max))
The fourth bedroom has carpeted flooring and a UPVC double-glazed window to the side elevation.

Bathroom

6'6",137'9" x 6'2" (max) (2.42m x 1.90m (max))
The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a wall-mounted electric shaving point, a heated towel rail, partially tiled walls, an extractor fan, in-built storage cupboards, tiled flooring and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

At the front of the property, gated access leading to a spacious driveway offering ample off-road parking for multiple cars and access to the double garage. The driveway is bordered by mature trees, plants, and shrubs, along with an entrance wall and well-kept hedges, providing privacy and a welcoming approach to the home.

Garage

17'11" x 14'1" (5.47m x 4.30m)
The garage has courtesy lighting, a power supply, two Velux windows, two UPVC double-glazed windows, a single door and bifold garage doors.

Rear

The rear garden includes a patio and a spacious, well-maintained lawn, bordered by hedges and mature trees. A well is nestled within the garden. There is a separate area with a greenhouse, a small shed, an brick-built outhouse, a log store and vegetable beds, all set against picturesque views of the surrounding farmlands.

Outhouse

11'0" x 6'7" (3.36m x 2.03m)
The outhouse has courtesy lighting, ample storage space, an obscure window and a single door to provide access.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Openreach
Broadband Speed - Superfast Broadband available with the highest download speed at 46Mbps & Highest upload speed at 8Mbps
Phone Signal – Good coverage of Voice, 4G - Some coverage of 5G
Sewage – Waste Water Management System
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – Window in main bedroom is fogged
Other Information - The Farm next to the property has applied to make the farm house, old stables and barns into dwellings.

DISCLAIMER

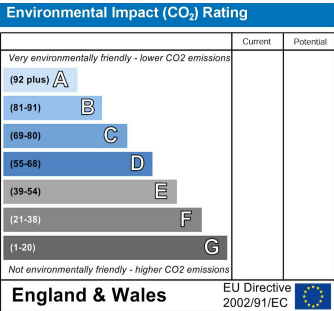
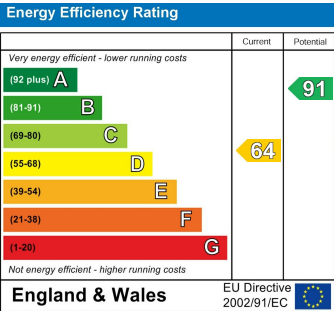
Council Tax Band Rating - South Derbyshire District Council - Band F
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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