
Lodge Estate, Aston-On-Trent, Derby, Derbyshire, DE72

Offers Around £365,000 Freehold



- Double Glazed & Gas Central Heated
- Entrance Hall & Fitted Guest Cloakroom
- Lounge with Feature Fireplace
- Open Plan L-Shaped Dining Kitchen
- Three First Floor Bedrooms & Bathroom
- Second Floor Master Bedroom with En-Suite Shower Room
- Enclosed Rear Garden
- Driveway & Garage





Summary

An impressive, four bedroom, bay fronted, semi-detached residence occupying a quiet cul-de-sac location in the heart of the desirable village of Aston-on-Trent.

This is a well presented, four bedroom, semi-detached residence occupying a fabulous location in the heart of this popular and desirable village. The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge with feature fireplace and open plan L-shaped dining kitchen to rear. The first floor landing leads to three bedrooms and a well-appointed bathroom. The second floor landing leads to a master bedroom with en-suite shower room.

The property is set back behind an artificial lawn fore-garden with adjacent driveway giving access to a detached garage. To the rear of the property is an enclosed rear garden with patio area and further artificial lawn.

F&C

The Location

The property's location in Aston-on-Trent gives access to a good range of local amenities including post office, village shop, café, pubs, primary school, church, recreation ground, an excellent range of walks in the surrounding open countryside and easy access to A50, Derby City centre and East Midlands airport.

Accommodation

Ground Floor

Entrance Hall

11'9" x 6'9" (3.60 x 2.08)

A panelled entrance door with double glazed sidelights provides access to hallway with central heating radiator, staircase to first floor, featured tiled flooring and double glazed window to side.

Fitted Guest Cloakroom

4'0" x 2'6" (1.22 x 0.78)

Partly tiled with a low flush WC, corner wash handbasin and double glazed window to side.

Lounge

13'5" x 12'0" (4.11 x 3.66)

With feature exposed brick chimney breast, tiled hearth with log effect gas fire, central heating radiator, oak flooring and double glazed bay window to front with bespoke shutters.

Open Plan L-Shaped Dining Kitchen

19'2" x 8'11" (5.85 x 2.72)

Dining Area

A good sized area with central heating radiator, oak floor covering and French doors to garden.

Kitchen Area

Featuring solid oak worktops, tiled surrounds, inset ceramic sink unit with mixer tap, gloss finish base cupboards and drawers, complementary wall mounted cupboards, inset four plate electric hob with built-in oven beneath, appliance spaces suitable for fridge freezer and washing machine, integrated dishwasher, tile flooring, recessed ceiling spotlighting and double glazed window to rear.

First Floor Landing

13'4" x 6'6" (4.08 x 2.00)

A semi-galleried landing with feature balustrade, central heating radiator, staircase to second floor and double glazed windows to front and side.

Bedroom Two

10'9" x 10'8" (3.28 x 3.26)

With central heating radiator, built-in wardrobes and double glazed window to front.

Bedroom Three

10'0" x 8'2" (3.06 x 2.51)

With central heating radiator, built-in wardrobes and double glazed window to rear.

Bedroom Four

10'7" x 5'5" (3.23 x 1.66)

With central heating radiator, recessed ceiling spotlighting and double glazed window to rear.

Bathroom

6'4" x 6'4" (1.95 x 1.94)

Fully tiled with underfloor heating, low flush WC, vanity unit with wash handbasin, panelled bath with shower over, chrome towel radiator, recessed ceiling spotlighting, extractor fan and double glazed window to side.

Second Floor Landing**Bedroom One**

15'7" x 14'8" (4.77 x 4.48)

With central heating radiator, recessed ceiling spotlighting, double glazed Velux window to front and double glazed window to rear with views.

Stylish En-Suite Shower Room

7'2" x 5'6" (2.20 x 1.69)

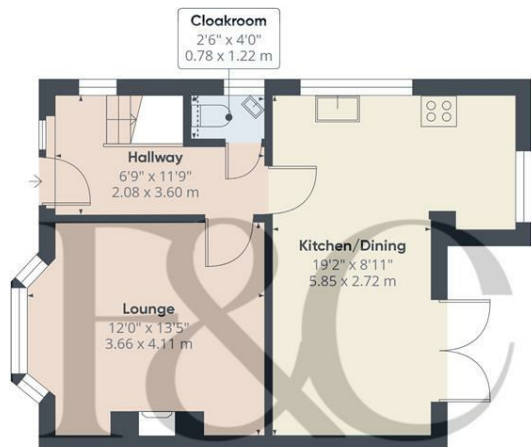
With low flush WC, half pedestal wash handbasin, large walk-in shower cubicle, stylish central heating radiator, recessed ceiling spotlighting and double glazed window to rear.

Outside

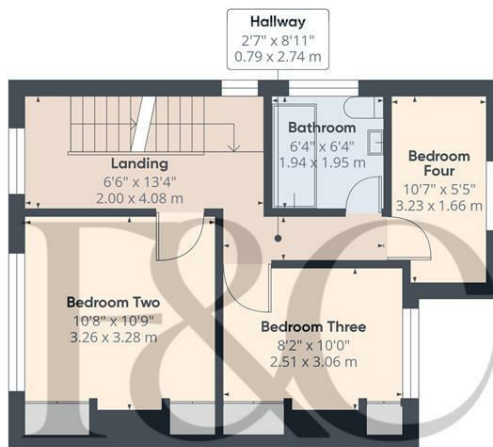
The property occupies a very pleasant quiet location tucked away in this quiet cul-de-sac behind a screening of hedging with an adjacent driveway providing off-road parking. The driveway leads to a detached garage. To the front of the property is a low maintenance artificial lawn/putting green with herbaceous and slate chipping borders containing plants and shrubs.

To the rear of the property is a further artificial lawn, paved patio ideal for outdoor dining and herbaceous border containing shrubs. The garden is bounded by brick walling and timber fencing.

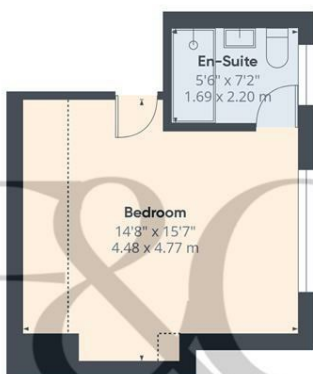
Council Tax Band C



Floor 0



Floor 1



Floor 2

Approximate total area[®]

1084.8 ft²
100.78 m²

Reduced headroom

39.08 ft²
3.63 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

3 Lodge Estate
Aston-On-Trent
Derby
Derbyshire
DE72 2AH

Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	