



7 Aston Drive
Newhall, Derbyshire DE11 0PD
£350,000

lizmilsom
properties 

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**** LIZ MILSOM PROPERTIES **** is delighted to present this **BEAUTIFULLY PRESENTED**, high-specification **FOUR BEDROOMED DETACHED FAMILY HOME** which is ready to move into. This spacious property boasts a splendid Breakfast Kitchen, Conservatory, Dining Room, Lounge, and Family Room/Utility. There is an Ensuite to the Master Bedroom and three further good sized **BEDROOMS** and a Family Bathroom. Outside, the home offers **AMPLE OFF-ROAD PARKING** and a single **GARAGE**, all situated on a generous and enviable plot. With so many benefits, this stunning home **MUST BE VIEWED** to fully appreciate the accommodation on offer. **CALL (01283) 219336** to arrange a viewing today! EPC Rating "C"/Council Tax Band "D".....

- WELL Presented **DETACHED** Family Home
- Four Bedrooms
- Conservatory & Dining Room
- Gas Central Heating & Double Glazing
- Ample Off Road Parking & Garage
- Spacious Lounge/Family Room
- En Suite to Master Bedroom
- Splendid Fitted Kitchen
- Enclosed Rear Garden
- Call **NOW** on (01283) 219336



LOCATION

Occupying a prominent position, the property is well placed for local primary Schools and the local Secondary school, Mercia Academy. Amenities include local Doctors Surgery, Post Office, Pharmacy, local Carpet fitters, convenience store and local cafes etc. Newhall village is ideal for the commuter with excellent road links to the towns of Burton on Trent, Ashby-de-la-Zouch, Swadlincote via the A511, A514 and A38 which in turn lead to the city centres of Lichfield, Birmingham and Nottingham and the M42 motorway network is within close proximity leading to the M1 and beyond.

The Well Presented Accommodation In More Detail;

Reception Hallway

The property features an inviting entrance hallway with stairs leading to the first floor, a radiator, and a telephone point. Convenient access is provided to the Lounge, Kitchen, and the downstairs Cloaks and WC. For added peace of mind, the sale includes a mains burglar alarm, ensuring enhanced security.

Ground Floor Understairs Cloaks/WC

6'1 x 3'1 (1.85m x 0.94m)

The downstairs Cloaks and WC feature a two-piece suite consisting of a pedestal wash hand basin and a low-level WC. Additional features include a radiator, a double glazed window to the front elevation, and tiled flooring for a modern, easy-to-maintain finish.

Spacious Lounge

18'11 x 11'1 inc bay (5.77m x 3.38m inc bay)

The Lounge is a spacious and welcoming room, featuring a modern fire surround with a raised marble hearth and a fitted gas fire, creating an elegant focal point. It benefits from two ceiling light points, fitted carpet, and a walk-in bay window to the front elevation, allowing ample natural light. Additional features include a TV aerial point, two radiators, and double doors leading to the Dining Room, making it ideal for entertaining. The double glazed bay window to the front elevation enhances the room's bright and airy atmosphere.

Dining Room

11'0 x 9'1 (3.35m x 2.77m)

The Dining Room features elegant oak flooring, adding a touch of warmth and style to the space. It includes a ceiling light point and a radiator for comfort. Double glazed doors provide access to the Conservatory, while a separate door leads into the Kitchen, offering convenient connectivity between the rooms.

Conservatory

10'11 x 10'1 (3.33m x 3.07m)

The Conservatory boasts a brick-built base and is finished with laminate flooring for a modern touch. It features a centre light point and is kept comfortable year-round with a heater and an additional secondary Fischer electric radiator. Double glazed double doors open to the rear garden, creating a perfect indoor-outdoor connection for relaxation and entertaining.

Splendid Fitted Kitchen

15'0 x 10'1 (4.57m x 3.07m)

The Kitchen is beautifully fitted with an excellent range of high gloss wall and floor-mounted units, complemented by ample granite work surface areas and an inset sink unit with a mixer tap. The sale includes integrated appliances such as a five-ring gas hob, 'CDA' electric oven and grill, extractor hood, automatic washer, dishwasher, microwave, and fridge-freezer. A standout feature is the island unit/breakfast bar, offering additional work surface areas and cupboard space. The kitchen also includes a TV point, radiator, ceiling light point, oak flooring, a door to the rear garden, and a double glazed window overlooking the rear garden.

Family Room/Play Room/Study/Utility

14'10 x 7'1 (4.52m x 2.16m)

The Family Room includes a convenient wall-mounted storage unit (included in the sale), providing practical storage solutions. The room is well-lit with two ceiling light points and features a radiator for comfort. The stylish oak flooring continues throughout, and there is access to a loft hatch for additional storage. Double doors lead to the rear garden, enhancing the flow of natural light and offering easy outdoor access.

First Floor and Landing

Ceiling light point, door to airing cupboard and all accommodation lead off.

Master Bedroom

15'0 x 11'0 inc wards & bay window (4.57m x 3.35m inc wards & bay window)

The Master Bedroom is a generously sized room, featuring a double glazed bay window to the front elevation, allowing plenty of natural light. The room is finished with fitted carpet and includes a ceiling light point. It also benefits from two built-in double wardrobes for ample storage. A door leads to the Ensuite, providing a private and convenient addition to the space.

Ensuite

7'1 x 5'0 (2.16m x 1.52m)

The Ensuite features a three-piece white suite consisting of a shower cubicle, a pedestal wash hand basin, and a low-level WC. The room is finished with vinyl effect flooring and tiled walls for a sleek, modern look. Additional features include a heated chrome towel rail, a ceiling light point, and an opaque double glazed window to the side elevation, providing natural light and privacy.

Bedroom Two

11'1 x 9'11 inc wards (3.38m x 3.02m inc wards)

The Second Bedroom is a comfortable space featuring a double glazed window to the rear elevation, allowing natural light to fill the room. It includes a ceiling light point, a radiator for warmth, and convenient built-in double wardrobes for storage. The room also offers access to a loft hatch and is finished with laminate flooring, combining practicality with style.

Bedroom Three

9'0 x 8'0 (2.74m x 2.44m)

The Third Bedroom offers a bright and inviting atmosphere with a double glazed window to the rear elevation, allowing ample natural light. It features a ceiling light point, laminate flooring for easy maintenance, and a radiator to ensure warmth and comfort throughout the space.

Bedroom Four

9'1 x 8'0 inc wards (2.77m x 2.44m inc wards)

The Fourth Bedroom is a cosy space that includes fitted double wardrobes for convenient storage. It features a ceiling light point, a radiator for warmth, and is finished with fitted carpet for comfort. A double glazed window to the front elevation enhances the room with natural light, creating a welcoming atmosphere.

Family Bathroom

6'10 x 6'0 (2.08m x 1.83m)

The Family Bathroom features a modern three-piece white suite, including a panelled bath with a shower over, a pedestal wash hand basin, and a low-level WC. The room is enhanced by tiled flooring and part tiling to the walls, creating a clean and stylish look. A heated towel rail adds a touch of luxury, while an opaque double glazed window to the side elevation provides privacy and natural light.

OUTSIDE - Front

The property is beautifully positioned, set well back from the road behind a double-width driveway that offers ample off-road parking for up to four vehicles. The fore-garden is mainly laid to lawn, featuring shaped borders that enhance its appeal. Additionally, there is a single garage for convenient storage, along with side pedestrian access leading to the rear of the property.

OUTSIDE - Rear

The rear garden is predominantly laid to lawn, complemented by an extensive patio area that is perfect for entertaining. Steps lead down to a greenhouse, surrounded by shaped borders filled with vibrant flowers and mature shrubbery, creating a tranquil outdoor space. Included in the sale are the greenhouse and a garden shed for additional storage. The garden also features an outside tap and side pedestrian access to the front of the property. The metal shed to the side of the property is also included in the sale, providing extra convenience.

AGENTS NOTE

This well-presented spacious Family Home is situated on an above-average plot, offering ample parking for several vehicles. It's worth noting that the roof has been well-maintained and updated. This property is truly a gem that should not be missed—hurry to view!

28.09 - DG - Draft 1

Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

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Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

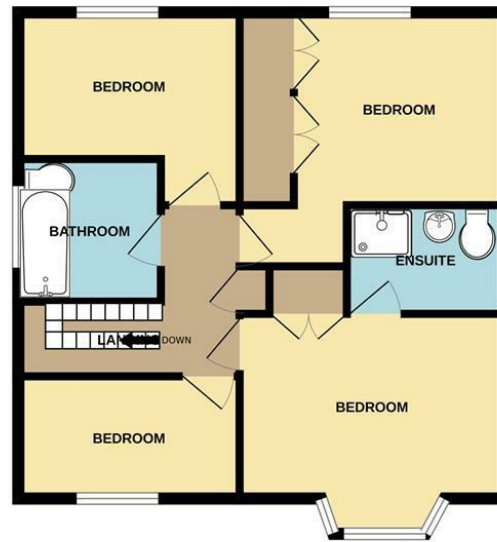
Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.



GROUND FLOOR

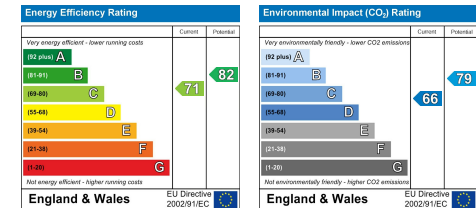
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

The property is best approached by traveling along the A511 upon reaching the mini roundabout take the first exit in to Woods Lane and turn immediately left in to Edgecote Drive. Continue for some distance and turn left in to Aston Drive. Proceed up the hill and the subject property is situated on the left hand side clearly denoted by our distinctive red 'For Sale' board.,



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COUNCIL TAX

Band: D

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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