



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

**O/O £500,000 Freehold**



A THREE/FOUR BEDROOM SEMI DETACHED COTTAGE BOASTING CHARACTER AND CHARM, FOUND IN THIS SOUGHT AFTER VILLAGE.

Robert Ellis are delighted to offer this beautiful, character filled extended semi detached cottage. Set within the sought after village of Aston on Trent within South Derbyshire. The property is filled with charm and original features such as the beamed ceilings. There is a glorious dual facing log burner for both the living room and dining area. The property offers fantastic living space in addition to a fantastic external area including ample parking that is accessed via the electric gates whilst also providing access to the garage which has been converted for storage use whilst the back of the back garage is now utilised as an office. There is a stunning rear garden which is the perfect size to fit this style and size of property.

Once you enter the front door, you enter the entrance hall which allows you to access to the dining area as well as a downstairs cloakroom and family room that could also be used as a guest bedroom which opens into the rear garden. Upon entering the dining area, you will taken aback by the glorious space and open plan element which a beautiful wooden staircase leading to the first floor, a log burner, a door leading to the living room and opening into the beautiful kitchen. You can also access the snug area which also gives access to the living room which boasts beamed ceilings and the additional facing of the log burner.

To the first floor, there is a quirkiness to seen with the split level landing providing access to three bedrooms and a family bathroom. The master bedroom, stretches in excess 15ft. The second bedroom offers the huge bonus of a en suite shower whilst also maintaining a good sized double bedroom. There is also a modern, four piece bathroom at the end of the landing.

To the front of the property, there are electric gates leading to the partially converted garage/summer house benefiting from light and power with parking to the front. There is a lawned rear garden with feature stone boundary wall with a variety of mature trees and shrubs. Early viewing is considered essential to appreciate everything this property has to offer, being located in the heart of the sought after village of Aston on Trent and falls within the noted Chellaston Academy catchments.

There is a local shop, Post Office and two pubs in the village with the well known Coopers Arms at Weston on Trent only being a short drive away, there are schools for younger children, healthcare, several local golf courses within easy reach, walks in the surrounding picturesque South Derbyshire countryside and as well as the main road network which provides easy access to Nottingham, Derby, Loughborough and Leicester, there is the East Midlands Airport, East Midlands Parkway station as well as stations at Derby and Long Eaton which are also within easy reach.



### Entrance Hall

Having a timber entrance door with stain and leaded light panel, security intercom system, radiator, double glazed window to the side elevation and doors to:

### Cloaks/w.c.

With a white two piece suite comprising low flush w.c. and pedestal wash hand basin with complementary ceramic tiled splashbacks, tiled floor, radiator, opaque double glazed window to the front elevation and housing for the Baxi boiler.

### Family Room/Bedroom 4

16'5 max x 12'1 max (5.00m max x 3.68m max )  
Having double glazed window to the front elevation, radiator and patio doors leading to the garden. Suitable for a downstairs playroom or guest bedroom.

### En-suite

Three piece suite comprising of a walk-in shower cubicle with tiling to the walls, corner wash hand with mixer tap and low flush w.c.

### Dining Room

16'6 x 16'1 approx (5.03m x 4.90m approx)  
With double glazed windows to the front and rear, tiled flooring, log burner, radiator and double glazed patio doors to the side leading to the garden. The dining room has exposed feature beams and open tread timber staircase giving access to the first floor.

### Living Room

16'5 x 13'1 max (5.00m x 3.99m max)  
The focal point of the room being the log burner, TV point and beamed ceiling, radiator and double glazed window to the front elevation. Door to:

### Snug

6'7 x 9'10 approx (2.01m x 3.00m approx)  
Having five panelled double glazed windows to the rear and a Velux window to the rear giving light to the room, radiator and leading through to:

### Kitchen

14'10 x 10'2 approx (4.52m x 3.10m approx)  
With a range of high quality matching wall and base units with granite work surfaces over, granite breakfast bar providing seating, inset 1 ¼ bowl stainless steel sink unit with a chrome mixer tap over, Range cooker with oven and grill available by separate negotiation, induction hob with

extractor fan over, integrated dishwasher and washing machine, windows to the side elevation, and archway through to the lounge and dining room.

### First Floor Landing

Window to the front elevation and doors to:

### Bedroom 1

10'1 x 15'8 min approx (3.07m x 4.78m min approx)  
Having UPVC double glazed feature window to the rear elevation, radiator and two built in store cupboards with hanging rails and shelving.

### Bedroom 2

12'10 max x 11'9 min (3.91m max x 3.58m min)  
Having UPVC double glazed window to the side elevation and a radiator.

### Bedroom 3

8'1 max x 11'9 max (2.46m max x 3.58m max)  
UPVC windows to the rear and front elevation and a radiator.

### Bathroom

Fitted with a three piece suite comprising a panelled bath with chrome mounted bath shower mixer, pedestal wash hand basin with mixer tap over, glazed shower cubicle with electric shower over and low level WC. Inset spotlights, extractor fan, ceramic tiled flooring and UPVC double glazed opaque window to the front elevation.

### Outside

To the front of the property is a low maintenance garden. The rear garden has been beautifully landscaped and designed for ease of maintenance. There is paved patio in front of the partially converted garage into an office with light and power and centre path leading to a decked covered area. Outside lighting and outside tap.

### Garden Office

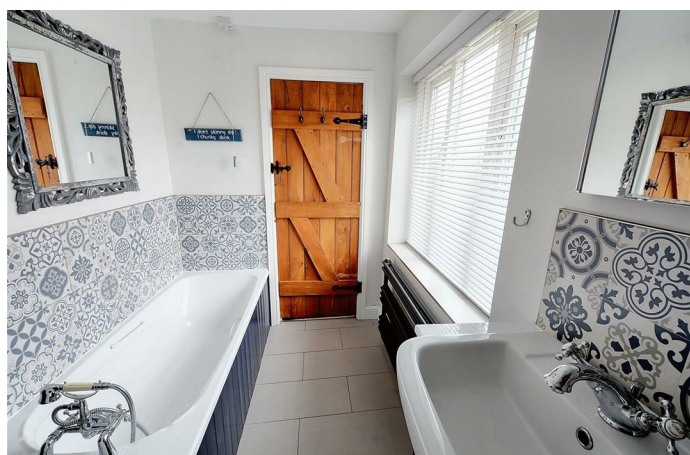
The rear of the garage has been converted and is currently used as a home office and has double glazed French doors leading onto the rear garden.

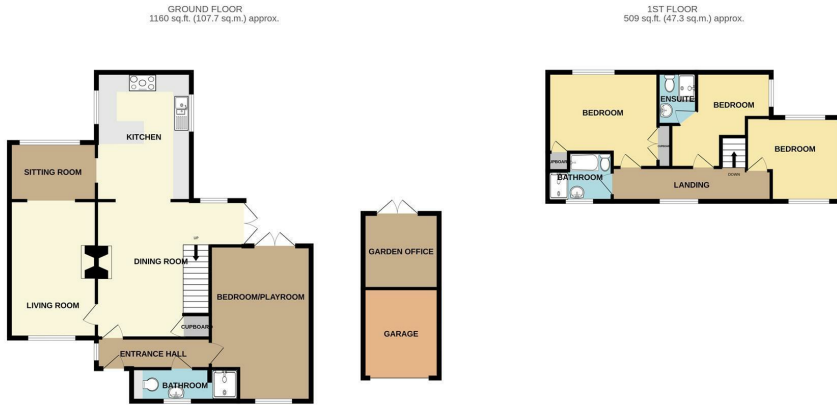
### Directions

From the A50 island take the turning towards Shardlow, turn left into Aston Lane and follow the road which then becomes Shardlow Road. Turn left into Weston Road. 7880CO

### Council Tax

South Derbyshire Council Band E





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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