



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

**£765,000 Freehold**



THIS IS AN INDIVIDUAL FOUR BEDROOM DETACHED FAMILY HOME SITUATED ON A PRIVATE DRIVE, CLOSE TO THE HEART OF THIS MOST DESIRABLE SOUTH DERBYSHIRE VILLAGE.

Robert Ellis are pleased to be instructed to market this stunning individual detached property which is now being sold with the benefit of NO UPWARD CHAIN and is therefore ready for immediate occupation by a new owner. The property offers spacious accommodation arranged on two levels and for the size of the rooms and privacy of the private rear garden to be appreciated, we do recommend that interested parties do take a full inspection so they are able to see all that is included in this beautiful home for themselves. Over recent years the living/dining kitchen has been tastefully re-fitted with a utility area/rear hall added to the side of the house and the ground floor w.c. and en-suite shower room to the main bedroom has also been re-fitted, as people will see when they view. The property is situated on a private drive which serves only four homes and is close to the centre of Aston on Trent which is a very popular village that is well placed for easy access to Derby, Nottingham and other East Midlands towns and cities.

The property is constructed of brick with stone lintels and sills and other detail to the brickwork, all under a pitched tiled roof and the tastefully finished accommodation derives all the benefits from having double glazing and gas central heating with an A rated boiler and Wiser heating controller that allows individual setting of temperature and time for each radiator. Being entered through a stylish oak front door, the accommodation includes a spacious hallway with the stairs having a feature glazed balustrade and oak hand rail leading to the first floor with pull out fitted storage drawers under the stairs. There is solid oak wooden flooring extending into the lounge, dining room and study and off the lounge there are double doors with inset glazed panels leading to the large conservatory which is positioned at the rear of the house and has doors leading out to the private rear garden. The kitchen has been re-fitted over recent years and has stylish cream handle-less units and integrated appliances and provides a lovely focal point for the property, with there being a utility area/rear hall at the side which is accessed by a feature glazed pocket sliding door from the kitchen. To the first floor the landing leads to the four bedrooms, the main bedroom having a walk-in wardrobe and a re-fitted en-suite shower room, the second bedroom also has an en-suite shower room and there is the main bathroom which again has a shower over the bath. Outside there is an adjoining double brick garage positioned at the front of the house and this has a roller electric door, there is a newly laid block paved driveway at the front of the property which provides off road parking for up to four vehicles and there is a gate to the right hand side of the garage which leads to a private patio/seating area at the side of the house with a path taking you to the rear garden where there is a patio leading onto a large lawned area with borders to the sides and there is an extremely well stocked vegetable and fruit garden which has a vast selection of fruit trees and bushes as people will see when they view the house.

Aston on Trent has a general local store which is close by, there are local pubs in the village which have an excellent reputation with a further well regarded pub at Weston on Trent, there are healthcare and sports facilities including several local golf courses within easy reach, there are excellent schools for children in the village and at Castle Donington or Chellaston, walks in the surrounding picturesque South Derbyshire countryside and the excellent transport links include J24 of the M1 which connects to the A42 and A50, East Midlands Airport is within a few minutes drive of the property, there are stations at East Midlands Parkway and Derby and various main roads provide good access to Derby, Nottingham, Leicester, Loughborough and many other East and West Midlands towns and cities.



## Porch

Open porch with a tiled roof and a wooden pillar with a brick base, outside light and an oak front door with an etched inset glazed panel leading to:

## Reception Hall

Having a step made of Calke Abbey Oak, stairs with feature glazed balustrade and oak hand rail leading to the first floor with fitted sliding storage units and fitted seating below, feature oak veneer doors with inset glazed panels leading to the lounge and dining room and panelled doors to the study and ground floor w.c., there is an understairs storage cupboard and a second cloaks cupboard and solid oak wooden flooring which extends into the lounge, dining room and study.

## Ground Floor w.c.

The ground floor w.c. has recently been re-fitted and has tiled walls with a hand basin having a wall mounted mixer tap and a cupboard under, low flush w.c. with a concealed cistern, chrome towel rail, matching tiled flooring and an opaque double glazed window.

## Lounge

17'3 x 12'6 approx (5.26m x 3.81m approx)

There are two low level windows with fitted blinds to the front. Clearview Vision multi fuel stove set in a Derbyshire Gritstone surround, solid oak wooden flooring, two TV points, cabling for speakers and double oak veneer doors with inset glazed panels leading to:

## Conservatory

13'6 x 12'10 approx (4.11m x 3.91m approx)

Having double glazed, double opening French doors leading out to the rear garden, double glazed windows to three sides, polycarbonate vaulted roof, radiator and travertine tiled flooring.

## Play Room

14'7 x 10'2 approx (4.45m x 3.10m approx)

Two double glazed low level windows to the rear with a matching double glazed window to the side, all with fitted blinds, solid oak wooden flooring, speaker to the ceiling and a radiator.

## Study

7'8 x 6'8 x 7'6 approx (2.34m to 2.03m x 2.29m approx)

Low level double glazed window with fitted blind to the rear, radiator, fitted shelving to one wall and solid oak wooden flooring.

## Dining/Living Kitchen

17'8 x 13'5 approx (5.38m x 4.09m approx)

The exclusively fitted and equipped dining/living kitchen has recently been re-fitted with cream handle-less soft closing units and Star Galaxy granite work surfaces with isers and has a 1½ bowl sink with a Franke hot water tap and a Neff induction hob set in the Star Galaxy granite work surface which extends to two sides and has a pull out bin cupboard, integrated Bosch dishwasher, cupboards, pull out bottle and towel rack, drawers, corner cupboard with a curved door and fitted carousels, further wide drawers with a corner cupboard at one end having a curved door, matching eye level wall cupboards with the end units having curved doors and LED lighting under, Neff hood to the cooking area, Neff oven with the top oven incorporating a microwave and a combination oven below with tilt and slide door, drawer below and cupboard above, pull out racked storage unit, integrated upright Neff fridge/freezer, two double glazed low level windows with fitted blinds overlooking the drive and a double glazed window with a fitted blind overlooking the patio at the side, recessed lighting to the ceiling, marble flooring with underfloor heating, sunpipe providing natural light into this area of the house, TV point by the work surface area and a Chioma Italian hand-painted glazed pocket sliding door leading into the utility area.

## Utility Area

6'9 x 2'9 approx (2.06m x 0.84m approx)

The utility room is fitted with matching units to the kitchen with granite work surfaces and includes a Villeroy and Bosch sink with a mixer tap set in a granite work surface with cupboard and space for an automatic washing machine below, further granite work surface with two cupboards beneath, double glazed windows to the front and side and two solar powered Velux windows to the sloping ceiling, matching eye level shelved wall cupboard, Secured by Design timber door with insulated core and oak stain finish with a double glazed inset panel, extractor fan and marble flooring.

## First Floor Landing

The feature glazed balustrade with an oak hand rail is continued from the stairs onto the landing, double glazed window with a fitted blind to the front, double airing/storage cupboard housing a large mega flow hot water storage tank, hatch with ladder leading to the part boarded loft which is ideal for storage, a large sunpipe provides natural light to the landing area and reception hall below and panelled doors leading to:

## Bedroom 1

15'4 x 13'6 approx (4.67m x 4.11m approx)

Double glazed window and a Fakro roof window to the sloping ceiling, radiator, TV point and power points with USB charging points.

## Walk-in Wardrobe

6'7 x 5'2 approx (2.01m x 1.57m approx)

There is a walk-in wardrobe off the main bedroom with shelving and hanging rails, wall mounted security storage cupboard and a radiator.

## En-Suite

The en-suite to the main bedroom has been re-fitted over recent years and is fully tiled with matching tiled flooring and has a walk-in shower/wet room area with a mains flow shower and a recessed tiled shelf to one wall and a glazed protective screen, low flush w.c. with a concealed cistern and a hand basin with a mixer tap and drawer under with a mirror to the wall above, Fakro roof window, chrome ladder towel radiator, recessed lighting from the ceiling and an electric shaver point.

## Bedroom 2

17'5 x 10'7 plus wardrobes to 6'8 (5.31m x 3.23m plus wardrobes to 2.03m)

Two double glazed windows to the front with a double glazed window to the rear, two radiators, mirror panelling to one wall, TV point, double built-in wardrobe with a shelf and hanging rail and two shelves to one wall.

## En-Suite

The en-suite to the second bedroom has a walk-in shower with a mains flow shower system, shower panelling to three walls and a glazed pivot door, low flush w.c. and pedestal wash hand basin with a mixer tap and tiled splashback, opaque double glazed window, extractor fan, electric shaver point and a chrome ladder towel radiator.

## Bedroom 3

14'8 x 10'3 to 7'6 approx (4.47m x 3.12m to 2.29m approx)

Double glazed windows with fitted blinds to the front and rear, radiator and a TV point.

## Bedroom 4

7'7 x 7'7 to 6'8 approx (2.31m x 2.31m to 2.03m approx)

Double glazed window with fitted blind to the rear, radiator and a TV point.

## Bathroom

The main bathroom has a white suite including a panelled bath with a mixer tap and shower over, tiling to three walls and a protective glazed screen, pedestal wash hand basin with a mixer tap and low flush w.c., tiling to the walls by the sink and w.c. areas, chrome ladder towel radiator, electric shaver point, opaque double glazed window, extractor fan, mirror fronted wall cabinet with glazed shelving.

## Outside

At the front of the property there is a newly installed block paved driveway which provides off road parking for up to four vehicles with a lawn and established bed at the front of the garage with a gate and fence providing access to the garden area at the side of the house. In front of the house there is an established climbing rose plant and other bushes and a fence to the left hand boundary.

At the side of the property there is a quarry tiled patio/seating area with established beds to the side with a gate leading out to the front of the house and there is fencing running along the sides boundary with there being an outside light and external water supply provided in this area. There is a slabbed pathway with a lavender border to the right hand side, at the rear of the house there is a slabbed pathway and patio which extends around the conservatory to a storage area and the left hand side of the property. There is a lawn garden with established beds to the sides and there is a fruit and vegetable garden with raised beds and very established fruit bushes and trees including an apple, cherry and pear trees and there is an archway providing access into the fruit garden area where there are gooseberry bushes, raspberries, strawberry plants and in this section of the garden there are pebbled pathways. The rear garden is kept private by having fencing to the side and rear boundaries with there being a brick wall to part of the right hand boundary.

## Garage

16'5 x 16'3 approx (5.00m x 4.95m approx)

The adjoining brick built garage has a pitched tiled roof and an electric roller door at the front with a door and window to the rear, storage in the roof space, power and lighting is provided, shelving to the walls, there is the wall mounted electric consumer unit and consumer unit for the Zappi EV charging point (compatible with solar panels if they were to be installed). The A rated boiler is also housed in the garage.

## 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.  
8097AMMP

## Council Tax

South Derbyshire Council Band F

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 5mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – 02

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.