



**3 Old Plough Close, Weston-On-Trent
Derby, DE72 2BS**

Beautiful location sighted in an award winning development within the much sought after village of Weston on Trent. This modern three bedroom house has been sympathetically designed to blend in with it's established surroundings. There is off road parking for two vehicles under a stunning oak carport and a good size and very private rear garden. The property is fully UPVC double glazed and is gas centrally heated including underfloor heating throughout the entire ground floor. There is also a ground floor WC, a very nice fully fitted kitchen with space for a small dining table, lounge with dining space and double patio doors which lead out to the garden.



£299,950

Hall

Composite front door, ceramic tiled flooring with under floor heating, staircase leading to the first floor, access to the WC, under stair storage cupboard and doors leading to the kitchen at the front and the sitting room at the rear.

Kitchen 12' 6" x 8' 7" (3.81m x 2.61m)

Shaker style oak door fronted fitted kitchen units including laminate worksurface with a 1 and 1/2 bowl stainless steel sink drainer with mixer tap, a halogen hob with an electric oven under and a stainless steel extractor hood over. There is also an integrated fridge freezer and dishwasher, plumbing for a washing machine, a wall mounted gas combination boiler, a UPVC double glazed window to the front, space for a small dining table and a ceramic tiled floor covering with under floor heating.

Sitting Room 15' 5" x 12' 11" (4.70m x 3.93m)

UPVC double glazed window to the rear, UPVC double glazed double patio doors to the garden, TV point, under floor heating and space for a dining table.

Bedroom 1 12' 1" x 8' 9" (3.68m x 2.66m)

Two UPVC double glazed windows to the front, a central heating radiator and a fitted storage cupboard over the stair well.

Bedroom 2 10' 3" x 8' 2" (3.12m x 2.49m)

UPVC double glazed window to the rear and a central heating radiator.

Bedroom 3 6' 11" x 6' 11" (2.11m x 2.11m)

UPVC double glazed window to the rear and a central heating radiator.

Bathroom 8' 7" x 5' 11" (2.61m x 1.80m)

Four piece suite including a recessed shower cubicle with plumbed shower mixer and glass screen, a panel bath, pedestal wash basin and a WC. There is also an extractor fan, a chrome heated towel rail and ceramic tiled flooring.

Outside

The property is set back from the road beyond an attractive foregarden with a path which leads along the left hand side to the very private rear garden, which includes a spacious lawn and a patio area off the sitting



Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

Energy performance certificate (EPC)

3 Old Plough Close Weston-On-Trent DERBY DE72 2BS	Energy rating	Valid until:	4 September 2032
	C	Certificate number:	0282-0209-7402-0538-0610

Property type: End-terrace house

Total floor area: 75 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance