



Aston Hall Drive
Aston-On-Trent Derby



Property Description

A well-presented three bedroom semi-detached home set within the sought-after grounds of Aston Hall and has off-road parking and gas central heating. The property is offered with no upward chain and lies within the conservation area. In brief, the accommodation comprises to the ground floor:- Entrance hallway, fitted kitchen, cloakroom/ W.C and spacious lounge/ diner. To the first floor are three well-proportioned bedrooms and a family shower room. The property is accessed via a long sweeping drive and is directly behind the Parish Church, adjacent to the bowling green and lake. Set within the stunning grounds of Aston Hall the residence have use of the communal gardens that comprise of three acres of stunning grass and woodland grounds.

Aston-on-Trent lies convenient for local amenities including village shops and well regarded schools along with excellent road links to the A50, A52, A38 access to East Midlands Airport and the M1 motorway. Internal viewing is highly recommended to appreciate the size, standard and location of the accommodation on offer. With a tree lined driveway it is difficult to believe that the property lies so close to local amenities including village shops, a doctors surgery, post office, public houses and is within walking distance of open countryside.

Entrance Hallway

Having a timber stable front entrance door with glass panel inset, hard wood flooring, central heating radiator, open balustrade staircase leading to the first floor landing and door leading to:

Downstairs Cloaks/ W.C

Having low level W.C, wall mounted wash hand basin with tiled splashback and chrome tap over, central heating radiator and extractor fan.

Kitchen

12' 4" x 7' 9" (3.76m x 2.36m)
Fitted with a range of matching wall and base units with work surfaces over and having a range of integrated appliances including; electric fan assisted oven with four burner gas hob over and extractor hood, fridge, freezer, tiled splashback, space for dishwasher and washing machine. There is a timber window to the front and side elevation with secondary glazing and central heating radiator.

Lounge/ Diner

19' 2" x 10' 5" (5.84m x 3.17m)
Having central heating radiator, timber double opening doors to the rear elevation giving access into the shared courtyard area, timber window to the side elevation and door leading to useful understairs storage cupboard.

First Floor Landing

Having central heating radiator, timber window to the rear elevation and doors giving access to useful storage cupboard.



Bedroom One

11' x 10' (3.35m x 3.05m)

Having central heating radiator and timber windows to the front and side elevation.

Bedroom Two

9' 7" to fitted wardrobe x 10' Max (2.92m to fitted wardrobe x 3.05m Max)

Having central heating radiator and timber window to the front elevation.

Bedroom Three

9' 7" x 8' 1" (2.92m x 2.46m)

Having central heating radiator and timber window to the rear elevation.

Shower Room

Fitted with a three piece white suite comprising of low level W.C, pedestal wash hand basin with chrome tap over and glazed shower cubicle with mains fed chrome shower head over. The bathroom is fully tiled to the walls and has a chrome heated towel rail, timber window to the rear elevation, extractor fan and shaver points.

Outside

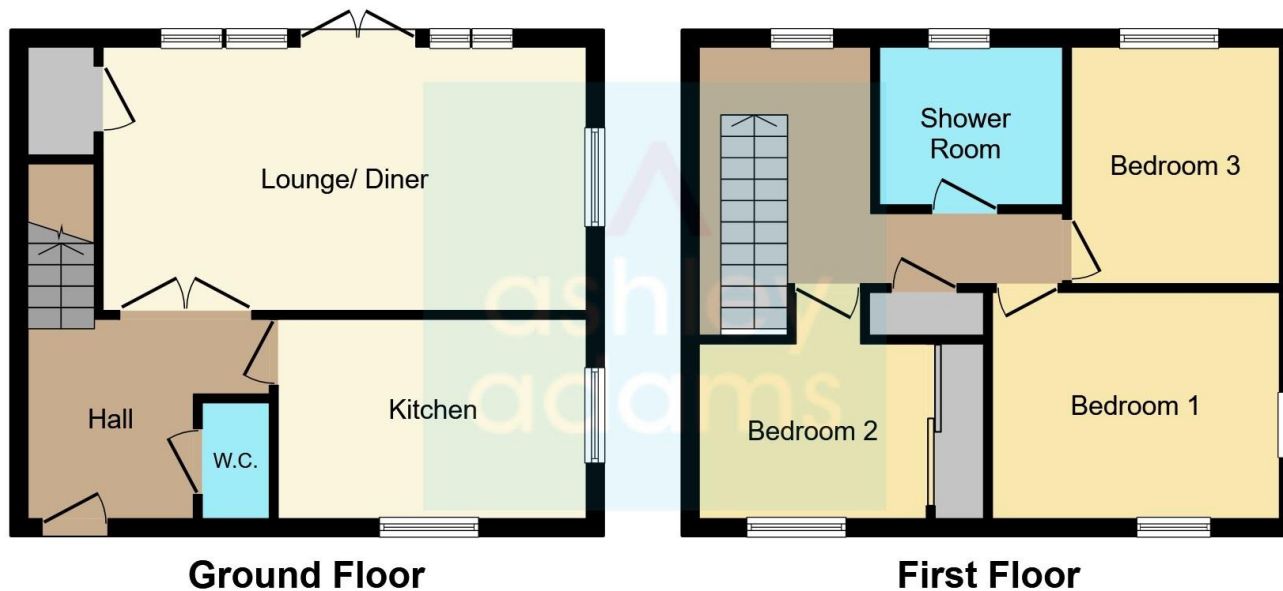
Outside, the property is approached by a tree lined sweeping driveway and has allocated off-road parking. There is a shared courtyard area to the rear of the property as well as having use of the stunning grounds of Aston Hall which comprises of three acres of grass and woodland grounds with shaped lawns and established trees.

There is an annual maintenance charge for the upkeep and maintenance of the shared grounds.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
 DERBY DE73 8DS

EPC Rating: C

Tenure: Freehold

check out more properties at ashleyadams.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05

See all our properties at www.ashleyadams.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MEL204189 - 0007