



Forrester Avenue  
Weston-On-Trent Derby



### Property Description

A well presented, extended three bedroom detached bungalow in highly desirable cul de sac in the sought after village of Weston On Trent. The property has a gas fired central heating system and UPVC double glazing and briefly comprises:- Entrance hall, well equipped fitted kitchen with integrated appliances, lounge, dining room or bedroom 3, two further double bedroom and bathroom. Outside:-To the front of the property is a block paved driveway providing off road parking for several vehicles flanked with gravelled borders and gated side block paved path leading down the side.

To the rear the garden is beautiful presented with shaped lawn areas flanked with well stocked borders with a variety of flowering shrubs, paved patio and a paved path leading to the end of the garden, corner timber shed and outside tap. The property has a garage with utility area to the rear of garage.

### Entrance Hallway

Accessed via side UPVC double glazed entrance door leading to hallway where there is light oak effect parquet flooring, loft access, covering to the ceiling, central heating radiator and panelled door off to:-

### Kitchen

11' 5" x 8' 9" ( 3.48m x 2.67m )  
Having a range of light oak fronted matching base and wall units with laminate work surfaces over, integrated electric fan assisted oven, four burner gas hob and extractor hood, breakfast bar seating, integrated fridge freezer, base unit designed to incorporate a washing machine, inset single drainer with one and a quarter bowl acrylic sink unit with chrome mixer tap over, coving to the ceiling, UPVC double glazed window to the rear giving aspect over the garden, central heating radiator and panelled door to useful storage cupboard.

### Lounge

17' 11" x 9' 10" ( 5.46m x 3.00m )  
Having UPVC double glazed window to the rear elevation with fitted window blind, central heating radiator, coving to the ceiling, feature fireplace incorporating a coal effect gas fire on a marble hearth with marble back plate, panelled door with attached glazed side panel leading to:-

### Bedroom 3/ Dining Room

13' 6" x 7' 8" ( 4.11m x 2.34m )  
Having UPVC double glazed window to the rear elevation with fitted window blinds giving aspect over the garden, central heating radiator, coving to the ceiling and panelled door giving access to the garage.

## Garage/ Utility Area

5' 10" x 8' 3" ( 1.78m x 2.51m )

Having a range of base and wall units, tap, light and power

## Garage

15' 3" x 7' 11" ( 4.65m x 2.41m )

Having up and over door, light and power.

## Bedroom One

13' 10" x 9' 10" ( 4.22m x 3.00m )

Having UPVC double glazed diamond leaded window to the front elevation with fitted blinds, central heating radiator and coving to the ceiling, range of fitted furniture comprising of wardrobes, over head cupboards, bedside cabinets, open shelving and vanity unit.

## Bedroom Two

10' 1" x 8' 10" ( 3.07m x 2.69m )

Having UPVC double glazed diamond leaded window to the front elevation with fitted blinds, central heating radiator and coving to the ceiling.

## Bathroom

Having a three piece ivy colour situation comprising of panelled bath with mains chrome shower over, wash hand basin with chrome mixer tap, low level W.C, central heating radiator and ceramic tiled walls, UPVC double glazed diamond leaded window to the side elevation and vinyl flooring.

## Outside

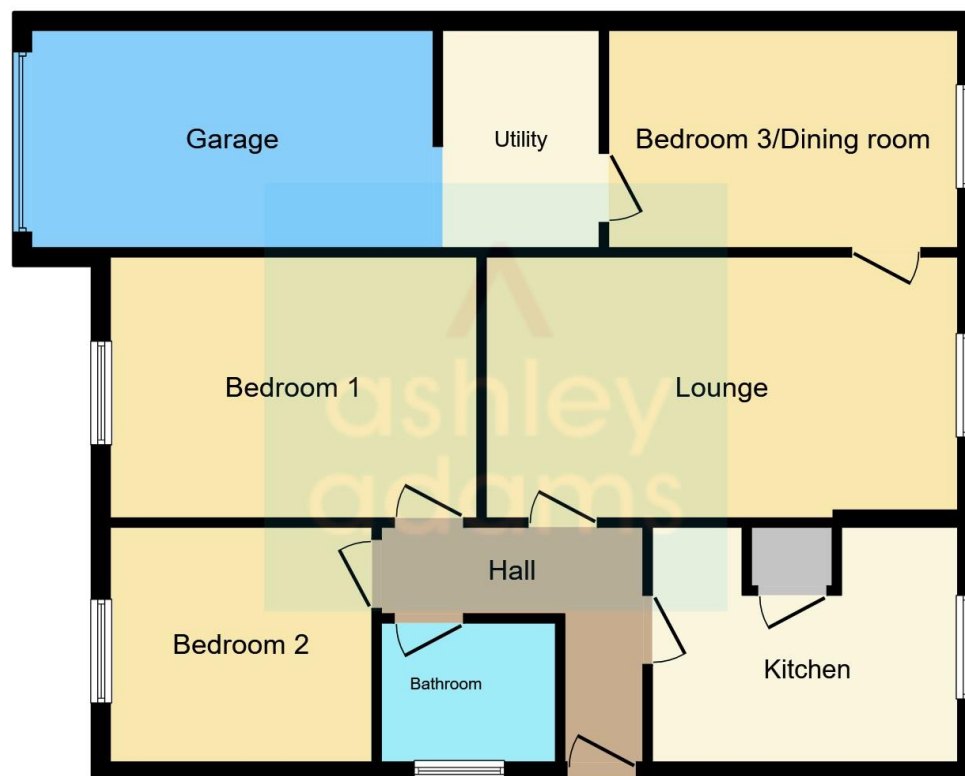
To the front of the property is a block paved driveway providing off road parking for several vehicles flanked with gravelled borders and gated side block paved path leading down the side.

To the rear the garden is beautiful presented with shaped lawn areas flanked with well stocked borders with a variety of flowering shrubs, paved patio and a paved path leading to the end of the garden, corner timber shed and outside tap.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Ashley Adams on

**T 01332 865 568**  
**E [melbourneinfo@ashleyadams.co.uk](mailto:melbourneinfo@ashleyadams.co.uk)**

39 Market Place Melbourne  
DERBY DE73 8DS

Tenure:Freehold

EPC Rating: C

**check out more properties at [ashleyadams.co.uk](http://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](http://www.ashleyadams.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MEL204995 - 0006