



Aston Hall Drive
Aston-on-Trent DERBY

Aston Hall Drive Aston-on-Trent DERBY DE72 2DD

for sale
£425,000



Property Description

A beautiful Grade II listed barn conversion set within the prestigious grounds of Aston Hall stately home. Once part of the original estate buildings, this charming mews style property has been thoughtfully restored to provide period charm combined with modern day living. The accommodation briefly comprises spacious entrance hall with polished wood flooring and under stairs storage, a refitted guest cloakroom/WC, generous triple aspect lounge with views over the landscaped communal gardens, stunning kitchen/diner which has been upgraded with granite worktops, integrated Neff appliances and French doors leading to the private courtyard garden. Upstairs the master bedroom has an ensuite shower room, two further double bedrooms, a study and a four piece family bathroom offer excellent flexibility. Outside having two allocated parking spaces and several visitor parking spaces with shared access to beautifully maintained gardens with mature trees and open lawns.

Aston On Trent

Weston & Aston On Trent are amongst Derbyshire's most sought after villages, due to its convenient location close to the A50, which in turn gives easy access to other regional centres, the main motorway network, East Midlands International Airport and Parkway railway station. The village itself boasts a good range of local amenities including noted village primary school, shop, post office, church, recreational grounds, village inns and Trent & Mersey Canal, which offer delightful walks. For those who enjoy the outdoor pursuits the nearby countryside and Elvaston Castle & Country Park provide delightful scenery and walks.

Entrance Hall

Having a front oak entrance door with inset opaque and leaded glazed panel, leading to entrance hallway having feature oak flooring, open spindle staircase off to the first floor, central heating radiator, coving to the ceiling,

two useful understairs storage cupboards, panelled door off to:-

Cloaks/Wc

Having two piece modern white suite comprising low level wc and wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, part split slate tiled walls, extractor fan to the ceiling, ceramic tiled flooring.

Kitchen/Diner

17' x 10' 4" (5.18m x 3.15m)

Having a high specification German handmade fitted kitchen with matching base and wall units, quality granite work surfaces, matching upstands and windowsill, matching granite splashback to the cooking area. Having a range of integrated appliances: Integrated Neff eye level electric fan assisted oven, microwave, fridge freezer, dishwasher, washing machine, fitted wine cooler. Concealed to the wall unit is the Worcester boiler providing domestic hot water and central heating, Neff induction hob with double width contemporary extractor hood over with inset light, further under unit concealed lighting, window to the side elevation, two thirds glazed double glazed doors to the side giving access to the private patio, ceramic tiled flooring coving to the ceiling, dining area with double panelled radiator.

Living Room

17' 9" x 16' 10" (5.41m x 5.13m)

A beautifully proportioned room with windows to front and both sides all with newly fitted window blinds, coving to the ceiling, two central heating radiators, double door fronted cupboard housing the electric meter.

First Floor Landing

Having open spindle balustrade, two loft

access points, two central heating radiators, double door off the landing to built in wardrobe having double hanging rails for ease of clothes storage.

Bedroom One

11' 7" x 9' 8" (3.53m x 2.95m)

Having secondary glazed window to the side elevation giving beautiful views over the communal grounds, central heating radiator, door to:

Ensuite Shower Room

Fully tiled and having a modern three piece white suite comprising pedestal wash hand basin with chrome mixer tap over, WC with concealed plumbing and vanity shelf over, corner glazed shower cubicle with a chrome mains shower to the cubicle, ceramic tiled flooring, wall mounted chrome heated towel rail, secondary glazed window to the front elevation.

Bedroom Two

10' 2" x 10' (3.10m x 3.05m)

Double room with a double glazed window to the side elevation, central heating radiator.

Bedroom Three

11' 8" x 6' 11" (3.56m x 2.11m)

Double room having secondary glazed window to the rear elevation, central heating radiator.

Study/Nursery

6' 6" x 4' 8" (1.98m x 1.42m)

Useful room that could be used for a variety of purposes, and is adjacent to bedroom two, having light and power.

Family Bathroom

9' 11" max x 6' 3" max (3.02m max x 1.91m max)

Having a beautiful KALDEWEI oversized panelled enamel bath with flush fitted taps, pedestal wash hand basin with chrome mixer tap over, WC with concealed plumbing, part

ceramic tiled walls, fully tiled around the bathing area, separate oversized glazed shower cubicle - fully tiled to the cubicle - with a chrome mains shower over and glazed screen to the front, double glazed opaque window to the side elevation, contemporary chrome wall mounted heated towel rail, ceramic tiled flooring, shaver point, fitted mirror back to the sink area.

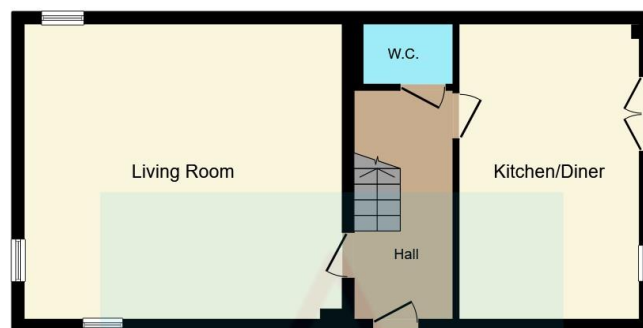
Outside

Within the freehold the property has a private enclosed patio, which is majority paved, with raised slate chipped borders, having a further block paved patio area, block paved path (also within the freehold) leading to a timber shed and a further storage area. There are further communal grounds that are laid to lawn with decked and paved steps leading up to a raised lawned area with a further paved patio enclosed with hedging, further communal area, bin storage area and acres of communal grounds. All the paths around the patio are blocked paved. There is also an outside light. There are two allocated parking spaces and several visitor spaces.

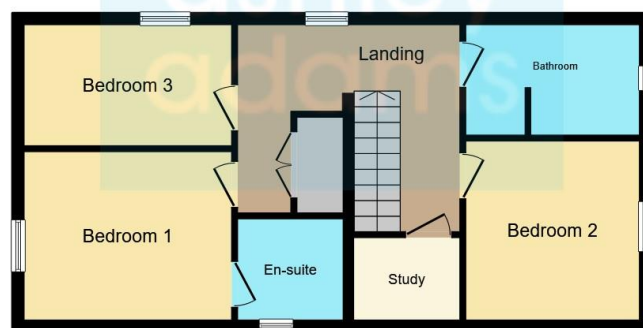








Ground Floor



First Floor

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

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Property Ref: MEL205660 - 0007

Tenure:Freehold EPC Rating: Exempt

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