



Old Gate Avenue
Weston-On-Trent Derby

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Property Description

A versatile detached 3/4 bedroom bungalow in highly desirable cul de sac location with off road parking, garage and private rear garden. The property has a gas fired central heating system, UPVC double glazing and briefly comprises to the ground floor:- Entrance hall with integral door to garage, spacious L shaped lounge/diner, refitted kitchen with integrated appliances and quartz work surfaces, bathroom and two double bedrooms. Off the inner hall is a staircase leading to two further rooms with access to one through the other. Outside the property is set well back from the road. Front lawned garden flanked with borders, paved path leading to the side door and concrete driveway leading to the garage providing off road parking. The rear garden having an enclosed fenced garden, shaped lawn, timber shed, corner decked terrace, paved paths around the rear of the property blocked off at one side and gated at the other.

Entrance

Front composite entrance door with inset opaque and leaded double glazed panel leading to:-

Entrance Hall

Having a double glazed window to the side elevation with quarry tiled window sill, central heating radiator with shelf over, inset spotlights to the ceiling, ceramic tiled flooring, door giving access to cloaks cupboard with hanging rail and shelving for ease of storage, further door gives access to:-

Garage

15' 5" x 8' 10" (4.70m x 2.69m)

Having a roller shutter electric remote control access door, light, power and roof storage, hub for solar panels, electric meter and consumer unit.

Lounge Diner

19' 10" x 11' (6.05m x 3.35m)

Plus 7'11 (2.41m x 2.08m) x 6'10

Off the entrance hall a timber framed and glazed door gives access to a spacious L shaped lounge diner, having a UPVC double

glazed bow window to the front elevation with fitted blind, deep window sill, two central heating radiators - one with fitted fretwork cover over, feature fireplace incorporating a cobble effect chrome edged electric fire, marble effect hearth and back plate with contemporary light oak surround, coving to the ceiling, inset spotlights to the ceiling, an opening to:-

Refitted Kitchen

15' 7" x 8' 5" (4.75m x 2.57m)

A beautifully refitted to a high standard kitchen with high gloss white laminated units, quartz work surfaces and matching upstands over, one and a quarter bowl Franke stainless steel sink unit with chrome mixer tap over. Having a range of integrated appliances comprising Zanussi electric fan assisted oven and grill, four burner induction hob and extractor hood over, glazed splashback to the cooking area, integrated dishwasher and a full height integrated fridge, space for freezer in the garage, plumbing for automatic washing machine and space for tumble dryer are also in the garage. Two UPVC double glazed windows to the side elevation, UPVC double glazed door to the side elevation giving access in turn to the rear garden, inset spotlights to the ceiling, wall mounted extractor, kick electric plinth heater, LVT flooring.

Inner Hallway And Study Area

Having a useful study area with the stairs off to the first floor having a central heating radiator and UPVC double glazed window to the rear giving aspect over the garden, panelled door giving access to the airing cupboard which houses the combi boiler providing domestic hot water and central heating.

Bedroom One

11' 5" x 10' 8" (3.48m x 3.25m)

Having UPVC double glazed window to the rear elevation giving aspect over the garden, central heating radiator.

Bedroom Two

11' 5" x 9' 11" (3.48m x 3.02m)

Having UPVC double glazed window to the rear elevation, central heating radiator.

Bathroom

Having a three piece white suite comprising panelled bath with a bath/shower mixer attachment, folding glazed shower screen, pedestal wash hand basin, low level WC, walls are fully tiled, UPVC double glazed window to the side elevation, central heating radiator, ceramic tiled flooring.

First Floor Landing

20' x 12' 3" max beneath sloping ceilings (6.10m x 3.73m max beneath sloping ceilings)

Measurement includes stairs from the ground floor

Currently used as a playroom, having double glazed roof light windows and eaves storage to both sides, central heating radiator, panelled door to:-

Bedroom Three

11' 9" x 8' 11" max beneath sloping ceiling (3.58m x 2.72m max beneath sloping ceiling)

Having double glazed roof light window, central heating radiator, door to storage cupboard.

Outside

Front

Front lawned garden flanked with borders, paved path leading to the side door and concrete driveway leading to the garage providing off road parking.

Rear

Having an enclosed fenced garden, shaped lawn, timber shed, corner decked terrace, paved paths around the rear of the property blocked off at one side and gated at the other.

Area Information

Weston-on-Trent is a quiet, unspoilt South Derbyshire village situated within the Trent Valley, approximately 8 miles from the city of Derby and 18 miles from Nottingham city centre. It is centred on the picturesque village green and the impressive Weston Hall which

has traded for many years as The Coopers Arms a popular pub, restaurant and wedding venue. There is also St Mary's Church, a beautiful Grade 1 listed building. This sense of history is reflected in the number of National Trust properties in the area. Elvaston Castle being a popular choice for family days out, along with Calke Abbey, Kedleston Hall and Chatsworth House. The river and canals have also had an influence on local leisure activities. The development of Mercia Marina, in nearby Willington, is now the largest inland marina in Europe, and Swarkstone Sailing Club, a local family friendly club, welcomes experienced sailors and novices alike. The area has many local footpaths and open spaces to take advantage of, whether that is walking the dog, cycling or a relaxing evening stroll. Weston-on-Trent and the surrounding villages have a wide range of thriving Inns and Restaurants, serving an excellent range of food, including fine dining options for that special occasion. Offering excellent transport links to main routes, A50, A38, M1, M42 and M6, and national rail networks at Derby and East Midlands Parkway (both with a twice hourly service to London) the village is close to East Midlands International Airport, yet only 10 minutes from Derby and an easy commute to Nottingham, Loughborough, Leicester and Stoke. Weston-on-Trent Village Primary School is a school of warmth, tradition and excellence, providing education for the children of the community and rated Good school by Ofsted. Secondary education is provided at Chellaston Academy just a few miles away. For those seeking private education Foremarke Hall Preparatory School, Repton School, Trent College, Derby High School for Girls and Derby Independent Grammar School for Boys are all nearby.









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Property Ref: MEL205419 - 0016

Tenure: Freehold EPC Rating: C Council Tax Band: D

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