

4 Bed House - Detached

Price £429,950

 Park View, Aston-On-Trent, Derby, DE72 2AJ



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IMMEDIATE POSSESSION - NO UPWARD CHAIN - SOUGHT AFTER LOCATION. A quite superb modern executive detached family home occupying a sizeable south facing plot in this highly popular location, Constructed by the original developer for his own occupation, the sale of 'Waddington' offers the discerning purchaser the opportunity to buy the choice position in this private enclave within walking distance of the village. In brief; entrance porch, reception hall, guest's cloakroom / Wc, sitting room, well equipped dining kitchen, utility room. On the first floor a landing leads to four bedrooms (principal bedroom with built in wardrobes and shower room en-suite) and main bathroom. Outside are established gardens and driveway leading to a double garage. Freehold. Energy Rating D. Council Tax Band E.

Canopied Storm Porch

To:-

Reception Hall



Having UPVC opaque double glazed entrance door, radiator, laminated wood effect floor and full height cloaks cupboard.

Inner Hallway



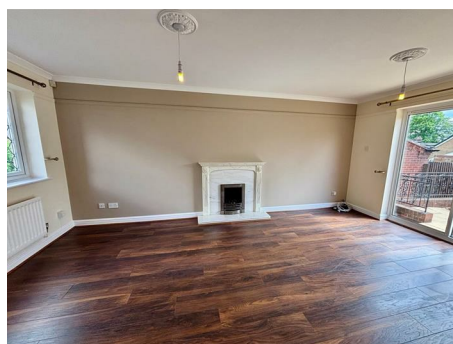
Having wood grain effect laminate floor, radiator, deep understairs storage cupboard, coving to ceiling and staircase to first floor.

Guests Cloak Room/WC



Having modern two piece suite comprising; low flush wc and pedestal wash hand basin with tiled splash backs, radiator, coving to ceiling and UPVC opaque double glazed window to side aspect.

Sitting Room 18'2" x 11'4" (5.55 x 3.47)



Having period style fire surround with veined marble hearth and matching back plate, recessed coal effect living flame fire, laminated wood effect floor, two radiators,

television and media connection point, picture rail, coving to ceiling, UPVC double glazed window to front aspect and double glazed sliding patio doors giving views and access over the private sizeable south facing rear garden.

Dining Kitchen 20'3" x 11'1" maximum (6.19 x 3.38 maximum)



Having a range of white high gloss soft close fitted wall and base cupboards with laminated rolled edge working surfaces, complimentary ceramic tiled splash backs, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, integrated Bosch stainless steel four burner gas hob with matching electric fan assisted oven and grill, canopy extractor hood with down lighter, concealed dish washer, ceiling LED down lighters, coving to ceiling, breakfast bar, two radiators, television connection point, UPVC double glazed cant bay window to front aspect and UPVC double glazed window to rear aspect. An open arch leads to the:-

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First Floor Landing



Shower Room/En Suite



With feature arched UPVC double glazed window to rear aspect, access to roof space and bulk head airing cupboard (housing the chrome heated radiator).

Principal Bedroom 11'8" x 11'1" maximum (3.58 x 3.40 maximum)



Having a range of built in wardrobes, radiator television connection point and UPVC double glazed window to front aspect. A door leads to the:-



Utility Room 7'7" x 6'0" (2.32 x 1.84)

Having fitted wall unit with laminated working surface, space and plumbing for automatic washing machine, space for American style fridge freezer, laminated wood effect floor, access to small pitched roof space, LED down lighters, door to double garage, UPVC double glazed window and UPVC double glazed door to rear garden.



Bedroom Two 11'7" x 8'8" (3.55 x 2.66)



Having built in wardrobe, radiator and UPVC double glazed window to rear aspect.



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Bedroom Three 12'6" x 9'2" (3.83 x 2.80)



Having built in wardrobes, radiator and UPVC double glazed window to front aspect.

Bedroom Four 11'5" x 8'1" plus recess (3.48 x 2.47 plus recess)



Having built in double wardrobe, radiator, BT and television connection point and UPVC double glazed window to front aspect.



Bathroom



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and deep double ended panelled bath with Triton electric shower, complimentary ceramic tiled splash backs with contrasting vinyl floor, shaver socket, radiator, ceiling extractor fan and UPVC opaque double glazed window to rear aspect.

Outside



The property occupies a south facing

mature plot at this exclusive non estate position, located to the village centre. To the front is an open plan lawned fore garden with an adjacent tarmac driveway giving two car standing space and leading to the double brick garage, measuring internally 6.33 x 4.78m, reducing to 3.41m, having an electronic motorised up and over door, rear personal door, internal door, pitched tiled roof space, Worcester wall mounted combination gas boiler, along with power and light. The private mature rear garden is enclosed by close panelled fencing together with brick walling, laid to a sweeping shaped lawn with full width patio area, pathway, gated side access, cold water tap, garden lighting and mature shrubbed borders.



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		
B (81-90)		
C (71-80)		
D (61-70)		
E (51-60)		
F (41-50)		
G (1-40)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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