

**16 Shirley Park  
Aston-On-Trent  
Derby  
DE72 2AP**

**Price £475,000**



- NO UPWARD CHAIN
- FLEXIBLE ACCOMMODATION
- LIGHT LOVELY GROUND FLOOR BEDROOM
- DINING ROOM/BEDROOM WITH PATIO DOOR TO GARDEN
- MODERN SHOWER ROOM
- LOUNGE
- FITTED KITCHEN
- TWO FIRST FLOOR DOUBLE BEDROOMS
- ENSUITE CLOAKROOM TO BEDROOM ONE ON FIRST FLOOR
- LOVELY GARDENS/DRIVE, GARAGE AND WORKSHOP STORE



## GENERAL INFORMATION

### THE PROPERTY

Nestled in the peaceful cul-de-sac of Shirley Park, Aston-On-Trent, this delightful detached bungalow presents an exceptional opportunity for flexible living. With its enviable position backing onto parkland, the property offers a peaceful retreat while remaining conveniently close to local amenities.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a spacious reception room. The light-filled lounge at the front of the property provides a perfect space for relaxation, while a fitted kitchen overlooks the beautifully maintained rear garden. The modern shower room adds to the convenience of this well-appointed home. Also on the ground floor is a double bedroom with fitted wardrobes and to the rear a former bedroom that now has patio doors and is used as a dining room.

The bungalow boasts two generously sized double bedrooms on the first floor, one of which includes an ensuite w.c. and handwash basin, ensuring privacy and comfort.

Outside, the property has attractive gardens to both the front and rear, offering a tranquil space for outdoor enjoyment. A garage with a workshop/storage area at the rear further enhances the practicality of this charming home.





This bungalow is perfect for those seeking a flexible living space in a quiet and desirable location. With its combination of comfort, style, and convenience, this property is not to be missed.

#### LOCATION

Aston is a popular and highly regarded village with good transport links to the A50 and A6. The village has good schooling, village stores, public inns and a beautiful church. It has good access to Derby city centre and lots of walking areas for outdoor pursuits.

#### ACCOMMODATION

Entrance door opening through to hallway.

#### HALLWAY

2.15m inc stairs x 4.67m (7'0" inc stairs x 15'3" )

Has stairs off to first floor, radiator, picture rail, ceiling light point and doors leading off.



#### LOUNGE

3.66m into chimney x 5.17m (12'0" into chimney x 16'11" )

Has a window to the front aspect, ceiling light point and matching wall light points, there is a further window to the side aspect and the focal point of the room is a slated tiled chimney breast and matching hearth with a living flame gas fire inset.

#### KITCHEN

3.01m x 4.33m (9'10" x 14'2")

Has a range of base cupboards, drawers and matching wall mounted cabinets, worktops incorporate a sink and side drainer with mixer taps over and a four ring gas hob, integrated appliances include a dishwasher, double oven and there is space for a washing machine, a bay window looks out over the attractive landscaped rear garden, there is a ceiling light point, radiator, wood effect flooring and a sliding door opening through to the pantry. A further door leads through to the rear lobby.



#### PANTRY

1.31m x 0.83m (4'3" x 2'8")

Has partial tiling to walls, obscure window to the side aspect, a range of cupboards and the fridge is also housed here.

#### REAR LOBBY

0.93m x 1.03m to rear door (3'0" x 3'4" to rear door )

Has a door to the rear and a further latch door that opens up to the store cupboard.

#### STORE CUPBOARD

0.83m x 1.26m (2'8" x 4'1")

Has a range of shelving and the domestic hot water and central heating LPG boiler is housed here.

#### BEDROOM ONE

3.90m to the window x 3.31m (12'9" to the window x 10'10" )

Has a window to the front aspect, radiator, ceiling light point and is fitted with a range of built in wardrobes with over head cabinets and dressing table.





### BEDROOM THREE/DINING ROOM

3.33m x 3.62m (10'11" x 11'10")

The vendors currently use this room as a dining room which has sliding patio doors that lead out onto the rear patio area offering lovely views over the landscaped garden, there is coving to ceiling, ceiling light point and radiator.

### SHOWER ROOM

2.32m to window x 1.81m (7'7" to window x 5'11")

Has an obscure window to the rear aspect, vanity unit with hand wash basin inset, built in W.C. and a large fully tiled shower enclosure with electric shower over, there is a heated chrome towel rail, window to the rear aspect and fully tiled walls.

### FIRST FLOOR

#### LANDING

With a useful built in linen storage cupboard which also houses the domestic hot water and central heating tank and doors leading off to:

#### PRINCIPAL BEDROOM

3.62m to the window x 3.461m min (11'10" to the window x 11'4" min)

Has a window to the rear aspect, radiator and ceiling light point, a door opens through to the ensuite cloakroom and there is useful eaves storage.

### ENSUITE CLOAKROOM

1.22m x 1.71m min 2.10m max (4'0" x 5'7" min 6'10" max)

Has ceiling light point, radiator, W.C. and built in vanity unit with hand wash basin inset.

### BEDROOM TWO

3.80m x 3.34m to window (12'5" x 10'11" to window )

Has a window to the side aspect, radiator, ceiling light point and useful eaves storage.

### OUTSIDE

The property sits back behind a block paved driveway with an attractive shaped front lawn filled with an abundance of flowers and drive leading to the garage. To the rear is a lovely landscaped rear garden with paved patio area, shaped lawns with herbaceous beds, space for greenhouse, space for bin storage, the property is further enhanced by over looking parkland.

### GARAGE STORE AREA

2.45m x 1.98m (8'0" x 6'5")

Has a base cupboard with work top over, space for chest freezer and space for tumble dryer, a wide opening leads through to the garage.

### GARAGE

5.06m x 2.42m width (16'7" x 7'11" width )

Has an up and over door, power and light.

### AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

### CONSTRUCTION

Standard Brick Construction

### COUNCIL TAX BAND

South Derbyshire District Council - Band D



#### CURRENT UTILITY SUPPLIERS

Gas  
Electric  
Water - Mains  
Sewage - Mains  
Broadband supplier

#### MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER

PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

#### BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>  
<https://www.openreach.com/>

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

#### CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 10/2025) A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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