

Moor Lane, Aston-On-Trent

aksresidential.com

£850,000



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This property at a glance:



Watch the video



Moor Lane, Aston-On-Trent



Mikaela says:

“From the moment you arrive, Moor House makes an unmistakable impression. Set back from the road and enjoying beautiful open views across the surrounding countryside, this substantial detached home offers the kind of space and versatility that modern family life demands — while retaining a wonderfully peaceful and welcoming atmosphere.

The generous driveway provides excellent off-road parking and leads to a large double garage, complete with an electric up-and-over door, power, lighting and a partially boarded loft area with its own light. There is also the significant advantage of an EV charging point, perfectly complementing the practical credentials of this exceptional property.

Step inside and the spacious entrance hallway immediately sets the tone. With direct access to the garage, useful storage for coats and shoes and a convenient downstairs WC, it is both welcoming and wonderfully functional.

The principal living accommodation is equally impressive. The bright and inviting living room is flooded with natural light, with a beautiful bay window framing views across the garden. From here, the accommodation flows effortlessly via double doors into the dining room, creating a superb environment for everything from relaxed family evenings to memorable occasions entertaining friends and extended family.

The contemporary grey kitchen provides a stylish and highly practical heart to the home, incorporating integrated appliances, a breakfast bar and double doors opening directly onto the garden. It is a space designed not simply for cooking, but for everyday family life.

Ascending via the solid oak staircase, the accommodation becomes even more impressive. The first floor features a generously proportioned principal bedroom with a spacious en-suite, alongside two further double bedrooms, a stunning modern four-piece family bathroom, and further smaller bedroom currently utilised as an office. The second floor reveals two generous additional bedrooms, together with a further shower room. This exceptional arrangement provides an abundance of flexibility — whether required for children, teenagers, guests, home working or simply the luxury of having space to spare. There is little danger of the morning bathroom rush here.

Outside, the west-facing rear garden is every bit as appealing as the accommodation itself. Professionally landscaped and beautifully established, it features colourful planted borders, a substantial patio and a relaxing separate seating area. Thoughtfully designed to make the very most of the afternoon and evening sunshine, it provides a wonderfully private setting for outdoor dining, entertaining or simply unwinding at the end of the day.

Yet, for me, one of Moor House's most compelling features has to be those wonderful field views to the front. They give the property a rare sense of openness and tranquillity, creating the feeling of being tucked away amongst the countryside while remaining within easy reach of village amenities and excellent transport connections.

Quite simply, Moor House is a home that combines scale, versatility, presentation and location in a particularly compelling way — and for a growing family searching for somewhere truly special, it deserves to be firmly on the viewing list.”

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Did you spot...

This fantastic family home has beautiful open field views to the front



A message from the seller:

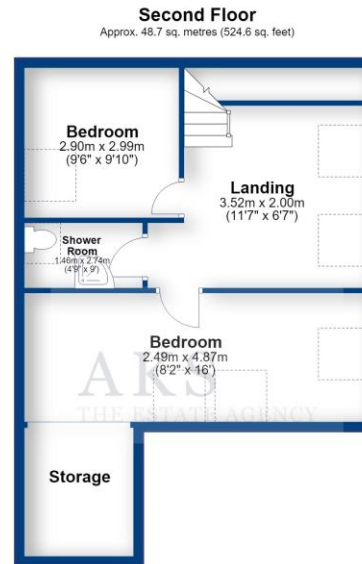
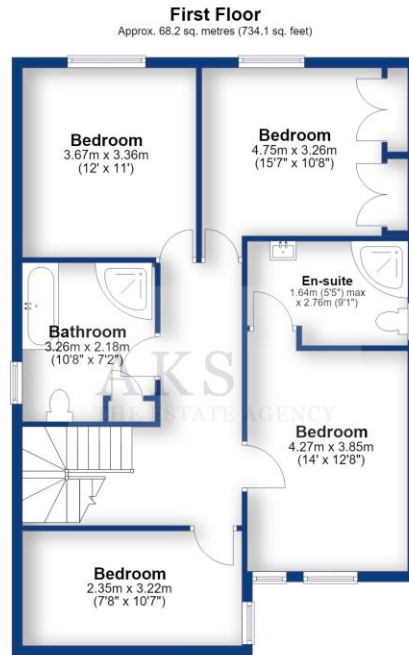
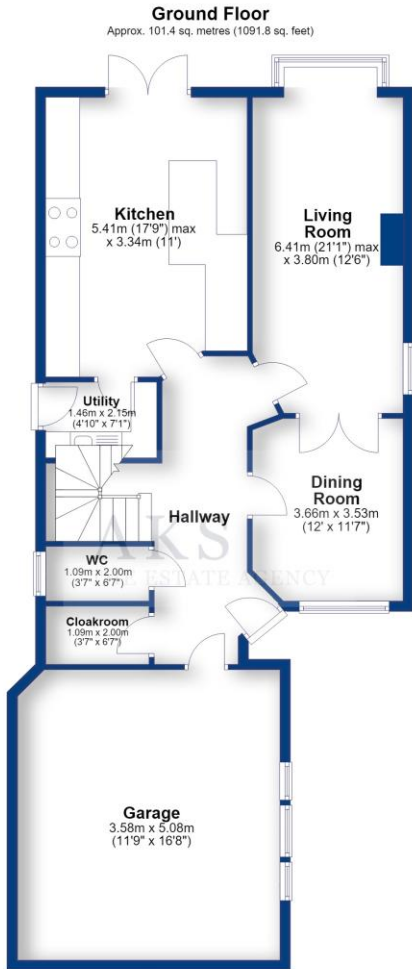
"Moor House has been our much-loved family home for over 17 years. We purchased the property when it was newly built, appreciating the space our two young sons would need as they grew up, and from the very beginning it felt like somewhere we could truly settle and make memories. It has been a wonderfully happy home for us — light-filled, welcoming and peaceful, in a lovely part of Aston-on-Trent. We have thoroughly enjoyed living here and will be genuinely sad to leave. Our two sons have now grown up and flown the nest, and after 17 very happy years, the time has finally come for us to downsize. We now look forward to Moor House beginning its next chapter with a new family, and we are certain that they will enjoy living here and creating their own happy memories just as much as we have."

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Floor Plan

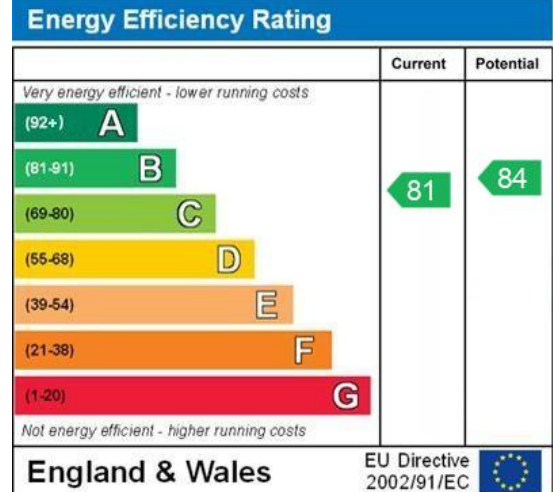
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Total area: approx. 218.4 sq. metres (2350.5 sq. feet)



Energy Performance Certificate



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Key Features:

- IMMACULATELY PRESENTED 5/6 BEDROOM DETACHED FAMILY HOME
- VERSATILE ACCOMMODATION ARRANGED OVER 3 FLOORS
- GENEROUS DOUBLE GARAGE AND SUBSTANTIAL DRIVEWAY WITH EV CHARGER
- STUNNING OPEN FIELD VIEWS TO THE FRONT
- WEST FACING, PROFESSIONALLY LANDSCAPED REAR GARDEN
- MAIN BEDROOM WITH SPACIOUS EN-SUITE & FURTHER SHOWER ROOM TO THE SECOND FLOOR
- CONTEMPORARY FOUR PIECE FAMILY BATHROOM
- ADDITIONAL SHOWER ROOM TO THE SECOND FLOOR
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES AND BREAKFAST BAR
- EPC RATING B



About the area:

Aston-on-Trent is a highly desirable South Derbyshire village where rural character, community spirit and exceptional connectivity come together beautifully. Surrounded by attractive countryside, the village offers an enviable lifestyle for those who want the peace and charm of village living without sacrificing everyday convenience. Local amenities include a village shop and Post Office, primary school, traditional pubs and a range of recreational facilities, while the strong community atmosphere makes Aston-on-Trent a particularly appealing choice for families.

For lovers of the outdoors, the surrounding landscape is a genuine highlight. The nearby River Trent, Trent and Mersey Canal and Elvaston Castle Country Park provide an abundance of opportunities for walking, cycling and enjoying the countryside throughout the seasons.

Despite its peaceful and rural character, the village is exceptionally well connected. Derby city centre is just a short drive away, while the A50, A52 and M1 provide straightforward access towards Derby, Nottingham, Leicester and Birmingham. East Midlands Airport is also conveniently accessible, making the location equally attractive to commuters and frequent travellers.



Schools:

Families are particularly well served, with Aston on Trent Primary School and Chellaston Academy among the local catchment schools.



300+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing
with **Mikaela** call
01332 30 30 30

[Click here](#) to watch
the property video

