



Weston Road,  
Aston-On-Trent, Derbyshire  
DE72 2AS

**Price Guide £450-465,000**  
**Freehold**





A THREE/FOUR BEDROOM PERIOD PROPERTY WITH THE ACCOMMODATION ARRANGED ON THREE LEVELS WHICH IS SITUATED IN THE HEART OF THIS MOST SOUGHT AFTER VILLAGE.

Being located on Weston Road, this period property offers spacious accommodation which will suit a whole range of buyers. The property is entered through double electronically operated gates to the right hand side and there is a shared block paved drive which serves two other properties. For the size and layout of the accommodation and privacy of the courtyard garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see for themselves all that is included in this beautiful home. The property is conveniently located with there being a local general store across the road, there are excellent local pubs and other facilities provided by Aston on Trent, with other towns being within easy reach.

The property was built in the mid 19th century and is constructed of brick to the external elevations under a pitched tiled roof. Deriving all the benefits from having gas central heating and from being double glazed, the accommodation includes a long reception hall, from which there is a door leading out to the front of the property and also a door to the private courtyard rear garden, the lounge has a multi fuel stove incorporated in the chimney breast, the dining kitchen has extensive ranges of wall and base units and integrated appliances, there is a rear hall with a ground floor w.c., utility area and cloaks/storage room off and there is also a cellar. On the first floor the landing leads to two double bedrooms, the bathroom which has a shower over the bath and there is also a further room which is currently used as a study, but could be a nursery and to the second floor the master bedroom suite includes a bedroom, dressing room and en-suite shower room/w.c. Outside there is a large brick built garage positioned towards the head of the drive and this has a block paved drive at the front, a recently landscaped courtyard garden to the left hand side of the property with various areas to sit and enjoy outside living and there is a large lawned garden, which again provides a place to sit and has a summerhouse positioned towards the end of this garden area.

Aston on Trent has a general local store and other shopping facilities can be found in Castle Donington, the Wyvern at Pride Park where there is a Sainsbury's and Marks and Spencer Food Hall along with many other retail outlets, there are healthcare and sports facilities which include several local golf courses, excellent local schools for all ages within easy reach, walks in the surrounding picturesque countryside and the excellent transport links include J24 of the M1 which links the A42, the A50, East Midlands Airport, East Midlands Parkway station and there are various main roads which take you to Derby, Nottingham, Leicester, Loughborough and other East and West Midlands towns and cities.





### Reception Hall

Wood panelled front door with inset stained glass leaded panel, double glazed window to the side, solid oak wooden flooring, radiator, door with inset glazed panel leading out to the private courtyard garden and panelled doors to the kitchen, lounge and cellar off the hall.

### Lounge/Sitting Room

14'7 x 14'4 approx (4.45m x 4.37m approx)

Double glazed window with fitted blind to the front, multi fuel stove set in the chimney breast with a wood effect mantle and a slate hearth, beam to the ceiling, three wall lights and a radiator.

### Dining Kitchen

14'9 max x 14'2 approx (4.50m max x 4.32m approx)

The kitchen is fitted with wood finished units having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and a four ring hob set in a work surface which extends to two walls and has cupboards, drawers, an integrated dishwasher and Bosch oven below, matching eye level wall cupboards with shelving, hood over the cooking area, tiling to the walls by the work surface areas, two double glazed windows with fitted blinds, recess in the chimney breast with a stoned tiled hearth, beams to the ceiling, quarry tiled flooring, further shelving and cupboard to one side of the chimney breast, space for a fridge freezer and access to the rear hall.

### Utility Room

7'9 x 7'9 approx (2.36m x 2.36m approx)

Having tiled flooring, radiator and doors to:

### Ground Floor w.c.

Having a white low flush w.c., pedestal wash hand basin with tiled spalsbhack, opaque double glazed window, radiator, tiled flooring and an exposed beam.

### Cloakroom

Having space for coats, shoes and storage.

### Utility Room

Having space and plumbing for an automatic washing machine, opaque double glazed window and tiled flooring.

### Cellar

12' x 6'9 approx (3.66m x 2.06m approx)

The cellar provides an additional extra space which has the potential for conversion and has carpeted flooring and a wall mounted heater.

### First Floor Landing

The landing has a double glazed window with blind to the rear, stairs leading to the second floor, radiator, beams to the ceiling and there is a Worcester Bosch boiler housed in an airing/storage cupboard.

### Bedroom 2

14'4 plus recess x 7'9 approx (4.37m plus recess x 2.36m approx)

Double glazed window with fitted blind to the side and a window with blind to the rear, radiator and beams to the ceiling.

### Bedroom 3

13' plus recess x 8'3 approx (3.96m plus recess x 2.51m approx)

Double glazed window with fitted blind to the side and a window to the front, radiator and beams to the ceiling.

### Study/Office

8'3 x 6'2 approx (2.51m x 1.88m approx)

Double glazed window, radiator and a sloping ceiling.

### Bathroom

The bathroom has a white suite including a wood panelled bath with a mains flow shower over, tiling to three walls and a protective glazed screen, pedestal wash hand basin and low flush w.c., tiling to the walls by the sink and w.c., two opaque double glazed windows, chrome ladder towel radiator, tiled flooring, recessed lighting to the ceiling and an extractor fan.

### Second Floor Landing

There is a door leading into the master bedroom.

### Master Bedroom

14'4 max to 11'4 x 11'4 plus recess (4.37m max to 3.45m x 3.45m plus recess)

Double glazed window to the rear, two exposed purlins, two recesses for wardrobes and hatch to the loft.

### Dressing Area

8'6 x 7'7 including space for wardrobes (2.59m x 2.31m including space for wardrobes)

Having a radiator, exposed purlin and hatch to the loft.

### En-Suite

The en-suite to the main bedroom has a corner shower with electric Triton shower, tiling to two walls, pivot glazed door and a protective screen, pedestal wash hand basin and a low flush w.c., tiling to two walls, radiator, exposed purlin, opaque double glazed window with a tiled sill, double mirror fronted wall cabinet and tiled flooring.

### Outside

At the front there is a block paved driveway leading through double wooden electrically operated gates which lead into the courtyard area in front of the two properties and the drive provides access to a third detached property at the rear. In front of the house there is a block paved parking area and there is also a block paved drive in front of the garage, allowing parking for two cars. To the right hand side of the main drive there is a lawned garden with mature trees to one side and hedging and fencing to the boundary and at the bottom of the garden there is a summerhouse.

At the rear of the property there is an open porchway leading to a courtyard style garden which has been recently landscaped and has a Stafford blue brick pathway leading to steps which take you to the gate leading out to the road in front of the house, there is a block edged slate tiled patio, seating and barbeque areas with raised beds having solid French oak retaining walls, there are mature conifer and Yew trees which help provide screening from an adjoining property, there is a pebbled area next to the house, an outside light, a wall to the front and side boundaries with fencing to a third boundary.

### Summerhouse

7'9 x 7'8 approx (2.36m x 2.34m approx)

Having double opening glazed doors with side panels leading to a veranda area at the front.

### Garage

18'3 x 8'8 approx (5.56m x 2.64m approx)

The brick built garage has an up and over door at the front, power and lighting is provided and there is storage in the roof space.

### Agents Note

There is a flying free hold over the hallway from the adjacent property.

### Directions

From the A50 island take the turning towards Shardlow, turn left into Aston Lane and follow the road which then becomes Shardlow Road. Turn left into Weston Road. 8105AMMP

### Council Tax

South Derbyshire Council Band E

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 5mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – 02

Sewage – Mains supply

Flood Risk – No, surface water medium

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

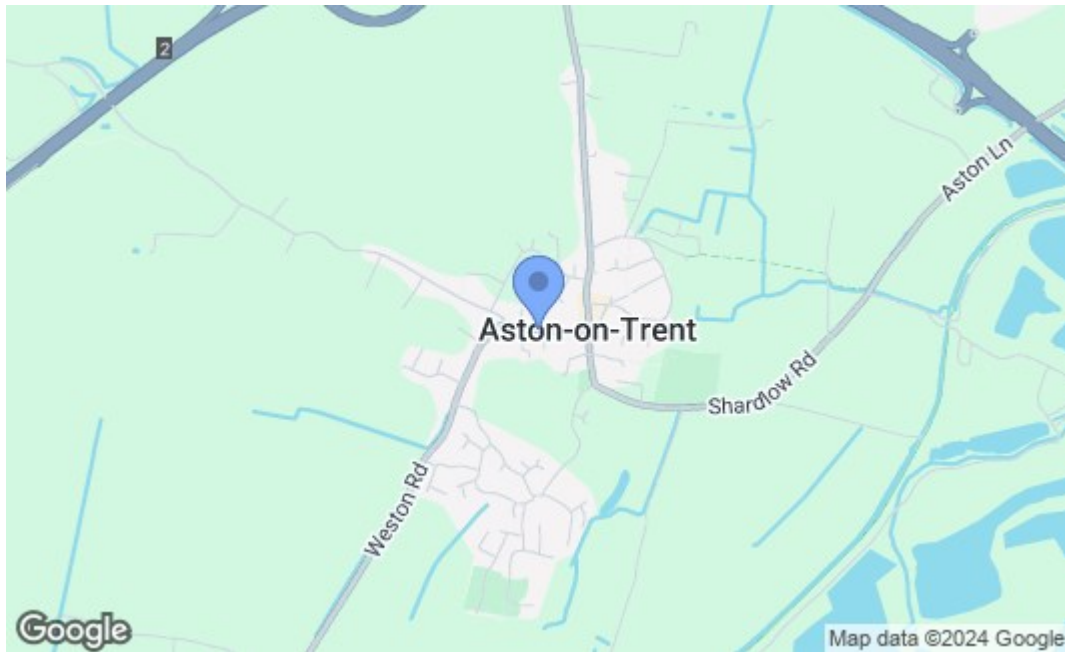
Other Material Issues – No





**Robert Ellis**  
ESTATE AGENTS

TOTAL FLOOR AREA: 1803 sq.ft. (167.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for 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) A			80
(81-91) B			
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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