



Hillcrest,  
Aston-On-Trent, Derbyshire  
DE72 2DX

**Price Guide £750-775,000**

**Freehold**



THIS IS A DETACHED FAMILY HOME PROVIDING SPACIOUS, FIVE DOUBLE BEDROOM ACCOMMODATION WHICH HAS FOUR BATH/SHOWER ROOMS, A DETACHED BRICK DOUBLE GARAGE AND PRIVATE LANDSCAPED GARDENS.

Being located on Hillcrest which is a cul-de-sac on the edge of Aston on Trent, this spacious five double bedroom detached home is arranged on three floors and provides excellent family accommodation with there being private landscaped gardens at the rear and side of the house with a screened vegetable garden to the front of the garage. For the size of the accommodation and privacy of the garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this large property for themselves. Aston on Trent is a most sought after village which is recognised for its local community spirit and activities and is also well placed for easy access to several East Midlands towns and cities and to excellent transport links, all of which have helped to make it a very popular and convenient place to live.

The property was built approximately 20 years ago and has an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of having gas central heating and double glazing. The house includes a spacious hall with tiled flooring and a ground floor w.c. off, a large lounge with French doors leading out to the rear garden, a separate dining room which has double wood panelled doors leading into the lounge, the breakfast kitchen is fitted with wood finished units and has granite work surfaces and off the kitchen there is a sitting area which again has French doors leading out to the garden and a separate utility room. To the first floor the landing leads to three double bedrooms, two of which have en-suite bath/shower rooms and there is the main family bathroom which has a bath and a separate shower. To the second floor there are two further double bedrooms and a shower room. Outside there is a brick built double garage positioned at the front of the house and this has a block paved drive at the front which provides off road parking for four vehicles and to the left of the drive there is a lawned area which could be altered to create further parking if this was required. At the rear of the property there is a private landscaped garden with a patio extending across the back of the house and this leads onto a lawn with established beds to the sides with the garden being kept private by having a brick wall and fencing to the boundaries and to the left hand side of the property there is a wood decked area which provides a beautiful private spot to sit and there is a gate behind the garage providing access to the private vegetable garden.

Aston on Trent has a number of local amenities and facilities including a village store and post office with there being two pubs, schools for younger children, healthcare and sports facilities which includes several local golf courses, with further shopping facilities being found at nearby Borrowash, Castle Donington, Long Eaton and Pride Park/Derby, there are schools for older children within easy reach, walks in the surrounding picturesque countryside and the excellent transport links include J24 of the M1 which connects the A42, the A50, stations at Derby and East Midlands Parkway, East Midlands Airport and various main roads which provide good access to Nottingham, Derby, Leicester, Loughborough and other East Midlands towns and cities.



Stylish composite panelled front door with a double glazed panel above leading to:

### Reception Hall

Stairs leading to the first floor, tiled flooring, recessed lighting to the ceiling, cornice to the wall and ceiling, radiator, understairs storage cupboard and wood panelled doors leading to:

### Ground Floor w.c.

Having a white low flush w.c., pedestal wash hand basin with a mixer tap and a tiled splashback, radiator, cornice to the wall and ceiling, extractor fan and a mirror to the wall above the sink.

### Lounge/Sitting Room

18'2 x 11'9 approx (5.54m x 3.58m approx)

Double glazed, double opening French doors with windows to the sides leading out to the private rear garden, coal effect gas fire set in a Minton style surround with hearth, cornice to the wall and ceiling, two radiators, two wall lights and double opening wood panelled doors leading into:

### Dining Room

11'9 x 9'4 approx (3.58m x 2.84m approx)

Double glazed window to the front, radiator and cornice to the wall and ceiling.

### Breakfast Kitchen

17' x 11'4 approx (5.18m x 3.45m approx)

The kitchen is fitted with wood finished units with brushed stainless steel fittings and granite work surfaces and includes a double bowl sink with a mixer tap set in an L shaped granite work surface with a bottle rack, integrated dishwasher, cupboards and drawers beneath, space for a cooking Range with a tiled back plate and hood over, granite work surface with cupboard and drawers below, housing for an American style fridge/freezer with shelved cupboards to either side and a cupboard above, further work surface with cupboard and drawer below, matching eye level wall cupboards and display cabinets with lighting under, tiled flooring, two double glazed windows to the rear, recessed lighting to the ceiling, radiator and half double glazed door leading out to the side of the property.

### Utility Room

9'4 x 6' approx (2.84m x 1.83m approx)

The utility room has a stainless steel sink with a mixer tap set in a work surface with spaces for both an automatic washing machine and tumble dryer and a cupboard below with a tiled splashback to the work surface area, upright storage cupboard with a cupboard above, work surface with a cupboard and two drawers below and a wall cupboard above, tiled flooring, double glazed window to the front, radiator, Worcester Bosch wall mounted boiler and two electric consumer units mounted on the wall in the utility room.

### Sitting Room

9'7 x 8'6 approx (2.92m x 2.59m approx)

The sitting room is accessed from the breakfast kitchen and has double glazed, double opening French doors with windows to either side leading out to the rear garden, radiator, tiled flooring, cornice to the wall and ceiling and a bespoke Lake District wallpaper map to one wall.

### First Floor Landing

The balustrade continues from the stairs onto the landing with a second flight of stairs taking you to the second floor, radiator, wood panelled doors leading to the bedrooms, bathroom and an airing/storage cupboard which houses a large hot water tank.

### Bedroom 1

13'6 x 11'8 approx (4.11m x 3.56m approx)

Double glazed windows to the front and side, radiator, recessed lighting to the ceiling and archway leading to:

### Dressing Area

The dressing area is fitted with a range of three double wardrobes extending along one wall providing hanging space and shelving and there is a radiator.

### En-Suite Bathroom

The en-suite to the main bedroom includes a tiled, panelled bath with hand rails, tiling to three walls with two wall mounted wall lights to the wall next to the bath, wall mounted wash hand basin with a mixer tap and a mirror with a light to the wall above, walk-in shower with a mains flow shower system, tiling to two walls and a protective glazed screen, low flush w.c., chrome ladder towel radiator, opaque double glazed window, recessed lighting to the ceiling, extractor fan and an electric shaver point.

### Bedroom 2

11'8 plus wardrobes x 11'2 approx (3.56m plus wardrobes x 3.40m approx)

The second bedroom has a double glazed window to the rear, range of built-in wardrobes providing hanging space and shelving and there is a radiator.

### En-Suite

The en-suite to the second bedroom is fully tiled and has a walk-in shower with a mains flow shower system, tiling to three walls and a glazed pivot door, wall mounted hand basin with a mixer tap and a mirror with light to the wall above, low flush w.c., electric shaver point, chrome ladder towel radiator, opaque double glazed window, tiled flooring and recessed lighting to the ceiling.

### Bedroom 3

10'7 x 9'5 approx (3.23m x 2.87m approx)

Double glazed window to the front, radiator and a TV point.

### Bathroom

The main bathroom has a white suite including a panelled bath with chrome hand rails and tiling to three walls, a walk-in shower with a mains flow shower, tiling to two walls and a glazed door and protective screen, a wall mounted hand basin with a mixer tap, tiled splashback and a mirror with a light to the walls above, low flush w.c., tiling to the walls by the sink and w.c., opaque double glazed window, recessed lighting to the ceiling and a chrome ladder towel radiator.

### Second Floor Landing

The balustrade continues from the second flight of stairs to the second floor landing where there is a radiator and wood panelled doors leading to:

### Bedroom 4

17'4 to 13'5 x 12'2 approx (5.28m to 4.09m x 3.71m approx)

Double glazed window to the front, two Velux windows to the sloping ceiling, two radiators, range of built-in wardrobes providing hanging space and shelving and recessed display shelving.

### Bedroom 5

17'5 to 13'5 x 10'7 approx (5.31m to 4.09m x 3.23m approx)

Double glazed window to the front with a Velux window to the sloping ceiling, access to the loft space, range of three double wardrobes providing hanging space and shelving and two radiators.

### Shower Room

The shower room on the second floor has a walk-in shower with a mains flow shower system, tiling to three walls and a pivot glazed door, low flush w.c. and hand basin with a mixer tap, tiled splashback and a mirror with a light to the wall above, electric shaver point, low flush w.c. with a tiled wall behind, tiled flooring, recessed lighting to the ceiling, extractor fan, glazed shelf and a display recess.

### Outside

At the front of the property there is a block paved driveway in front of the garage which provides off road parking for at least four vehicles and there is a lawn to the left of the drive which could be changed to provide additional parking if this was required by a new owner. From the drive there is a block paved path taking you to the front door and to a gate between the house and garage which provides access to the side and rear of the property. The front garden has fencing and hedging with a mature tree to the front boundary which helps provide natural screening from the road.

The rear garden has been landscaped and has a slabbed patio area extending across the rear of the house and this can be accessed from the lounge and sitting room and leads onto a lawned garden which has established beds including a slate chipped planted bed to the sides, there is a wall to the right and rear boundaries with a fence and natural screening to the left and an outside light and external tap is provided. The garden extends to the side of the property where there is a slabbed pathway taking you to a door leading out from the kitchen and to the door at the side of the garage and there is a timber decked area with raised beds and seating to the side which provides a lovely spot to sit and enjoy outside living as well as the several areas at the rear of the house. There is a gate behind the garage with a path providing access to a private vegetable garden which has four raised beds, one of which has established raspberry canes, there is a hedge to the front boundary and fencing to the side boundaries and in between the garage and the house there is a gate leading to the front of the property and there is external lighting around the front, side and rear of the house and an external water supply is provided.

### Garage

17'6 x 16'10 approx (5.33m x 5.13m approx)

The brick detached garage has a pitched tiled roof, two up and over doors to the front, half glazed door to the side, storage is provided in the roof space and power and lighting is provided.

### Directions

Proceed through the village of Shardlow on London Road and turn left into Aston Lane which then becomes Shardlow Road and follow the road round to the right and it then becomes Derby Road. Hillcrest can be found as a turning on the left hand side.  
8145AMMP

### Council Tax

South Derbyshire Band F

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 4mbps Superfast 47mbps Ultrafast 1000mbps

Phone Signal – 02, EE, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

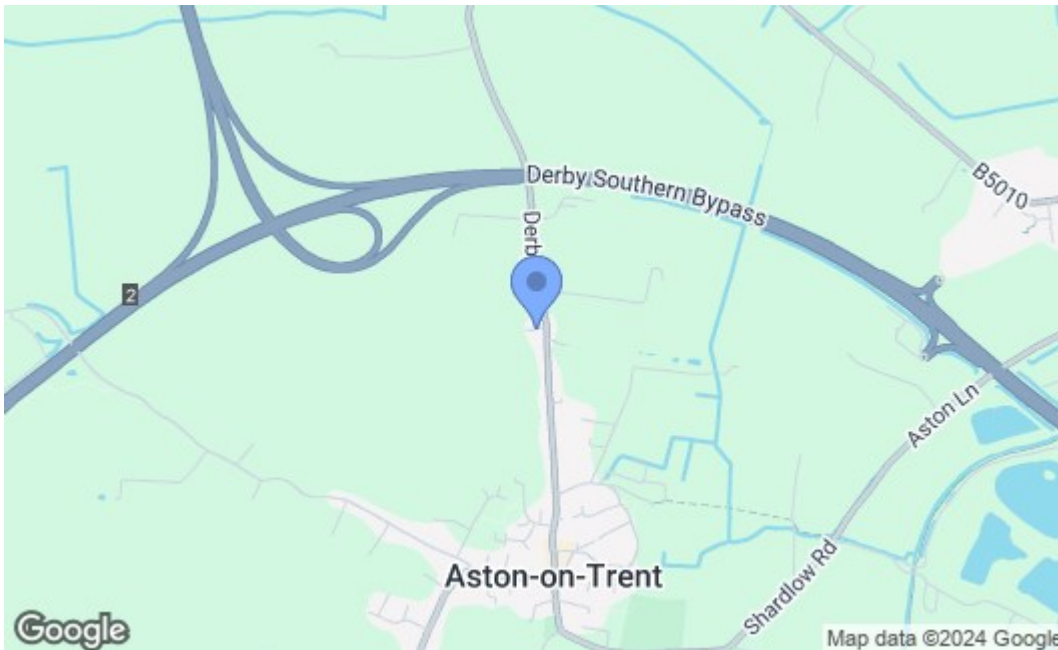
Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	83
(55-68) D			
(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	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.