



Shirley Park,
Aston-On-Trent, Derby
DE72 2AP

£325,000 Freehold



THIS IS A TWO DOUBLE BEDROOM DETACHED BUNGALOW SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC ON THE EDGE OF THIS SOUGHT AFTER VILLAGE.

Being situated on Shirley Park, which is a cul-de-sac off the approach road to Aston on Trent, this two double bedroom detached bungalow provides a lovely home which we are sure will appeal to people who are looking for a property that is arranged on one level. The property has been extremely well cared for both internally and externally and for the size and quality of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. Aston on Trent is a most sought after South Derbyshire village with a number of local amenities and facilities and is also well placed for excellent transport links which provide quick access to major towns and cities within the region.

The property stands back from the head of the cul-de-sac and is constructed of brick to the external elevations under a pitched tiled roof. The well proportioned and tastefully finished accommodation derives all the benefits of having gas central heating and double glazing and includes a reception hallway which has engineered oak flooring, a large lounge including a dining area and this room also benefits from having a log burning stove incorporated in the chimney breast, the kitchen is well fitted with wood finished wall and base units and includes several integrated appliances, the two double bedrooms are positioned at the rear of the bungalow and these have windows overlooking the private rear garden and the bathroom has a white suite complete with a mains flow shower over the bath. Outside there is an adjoining brick garage to the right of the bungalow, a drive and garden at the front, to the left there is a wide path providing access to the main entrance door and through a locked gate to the rear where there is a private garden with a patio, lawn with borders and the garden is kept private by having fencing to the side boundaries and a high wall to the rear boundary.

Aston on Trent has a number of local amenities including a General Store, Post Office, two local pubs, if required schools for younger children, whilst further shopping facilities can be found in nearby Castle Donington, Borrowash, Long Eaton and Pride Park, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J24 of the M1 which connects to the A42, the A50 can take you to Stoke on Trent and the M6, East Midlands Airport, East Midlands Parkway and Derby stations and many main roads which provide good access to major towns and cities including Nottingham, Derby, Leicester, Loughborough and via the motorway network to West Midlands towns and cities.



The main entrance door to the bungalow is positioned on the left hand side where there is an opaque double glazed door leading into:

Reception Hall

The hallway has engineered oak flooring, a radiator, hatch to loft and panelled doors to:

Lounge/Dining Room

17' x 11' to 9' approx (5.18m x 3.35m to 2.74m approx)
Double glazed window to the front with a double glazed eye level window to the side wall, log burning stove set in the chimney breast with a stone hearth (there is also a gas point), two radiators and two TV aerial points.

Kitchen

10' x 9' approx (3.05m x 2.74m approx)
The kitchen is fitted with wood finished units with frame hung doors and brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and a four ring hob set in a work surface which extends to three sides and has cupboards, oven, an Indesit integrated washing machine, dishwasher, fridge and drawers below, upright storage cupboard, matching eye level wall cupboards, a Potterton boiler is housed in a matching wall cupboards, radiator, tiling to the walls by the work surface areas, hood over the cooking area, space for an upright fridge/freezer and space for a chest freezer, double glazed window to the front, tiled effect laminate flooring and USB charging points to one of the sockets.

Bedroom 1

13' x 11' approx (3.96m x 3.35m approx)
Double glazed window to the rear and a radiator.

Bedroom 2

10' x 9' approx (3.05m x 2.74m approx)
Double glazed window to the rear and a radiator.

Bathroom

The bathroom has a white suite including a P shaped bath with a mains flow shower over, tiling to three walls and a curved protective screen, pedestal wash hand basin and low flush w.c., opaque double glazed window, ladder towel radiator, walls half tiled and a mirror fronted wall cabinet.

Outside

At the front of the property there is a drive and parking in front of the garage, a lawn with borders to the sides, a path runs across the front of the bungalow to the left hand side where there is a wide path leading to the main entrance door and a locked gate provides access to the rear of the property, there is fencing to the front and left hand boundary and picket fencing to the right hand side.

At the rear of the property there is a low level walled patio, lawn with borders to the sides, a path runs across the rear of the bungalow and extends to the bottom of the garden, there is access to the rear of the garage from the rear garden and privacy is provided by fencing to the side boundaries and a wall with climbing roses to the rear. An outside water supply is provided at the side of the bungalow.

Garage

16' x 7'6' approx (4.88m x 2.29m approx)
The adjoining brick garage has double opening wooden entrance doors with inset glazed panels and there is a door leading out to the rear.

Directions

8164AMMP

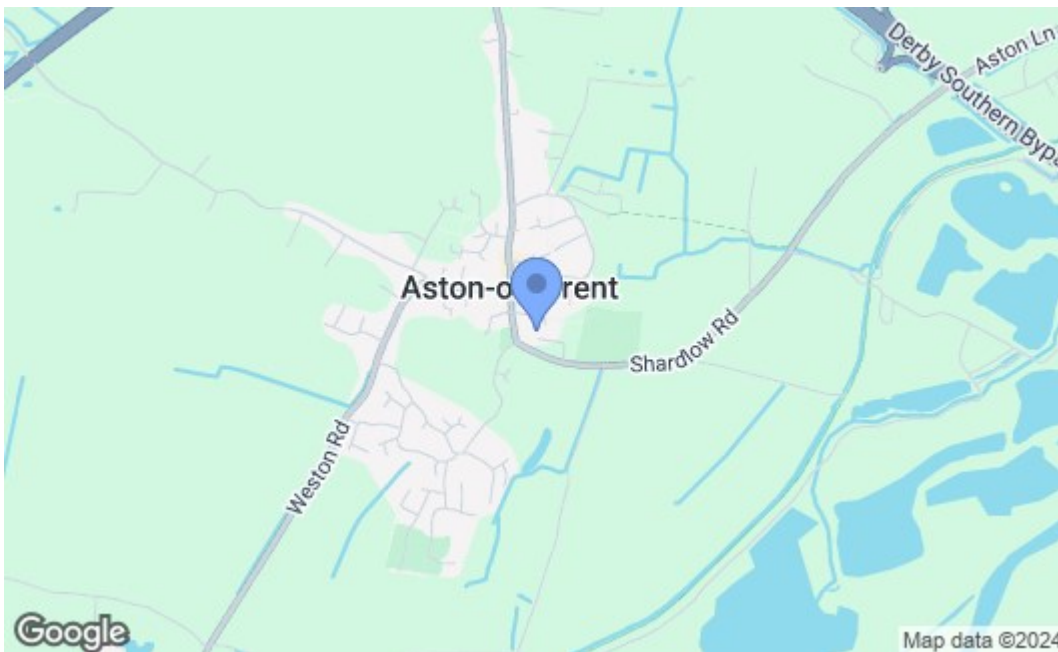
Council Tax

South Derbyshire Council Band C

Additional Information

Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 5mbps Superfast 76mbps
Phone Signal – EE, 02, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – 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			85
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.