



Weston Road,  
Aston on Trent, Derbyshire  
DE72 2AS

**O/O £325,000 Freehold**



EXCITING DEVELOPMENT OPPORTUNITY IN THE HEART OF SOUGHT AFTER ASTON ON TRENT. A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE ON A LARGE CORNER PLOT BEING SOLD WITH NO UPWARD CHAIN WITH POTENTIAL TO EXTEND WITH PLANNING PERMISSION.

An exciting opportunity to purchase this traditional house in the heart of Aston on Trent situated on a substantial corner plot with gardens to the front, side and rear with a brick built detached garage and large driveway. The property is being sold with the benefit of NO UPWARD CHAIN and for the size of the spacious accommodation and potential 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. With uPVC double glazing throughout and gas central heating, the property is ready to move straight into. The property could easily be extended to the side, subject to planning and would provide an ideal opportunity to create additional bedroom, reception room and bathroom space. The property is perfectly placed within Aston on Trent for easy access to all the amenities and facilities provided by the area and it is close to excellent transport links, all of which has helped to make this a very popular and convenient place to live.

In brief the property comprises of entrance hallway, lounge and separate dining room, kitchen, inner lobby, downstairs bathroom. To the first floor there is a light and airy landing with Velux windows and three double bedrooms with storage. Outside, the property sits on a substantial corner plot, is a large lawned garden with paving to the front and back door of the property, to the front and side, with hedging to the boundaries. To the rear there is a block paved driveway and patio area with access to the large brick built garage. To appreciate the space, plot and potential on offer, a viewing is highly recommended!

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.



### Entrance Hall

7'6" x 2'9" approx (2.3m x 0.86m approx)

With a composite front door with inset glass, carpeted flooring, ceiling light, stairs to the first floor and doors into the two separate reception rooms.

### Dining Room

13'5" x 12'5" approx (4.1m x 3.8m approx)

Dual aspect uPVC double glazed window to the front and side, carpeted flooring, ceiling light, radiator, gas fireplace and door leading into the entrance hallway and door into the kitchen

### Lounge

9'10" x 10'11" approx (3m x 3.33m approx)

With uPVC double glazed window to the front, carpeted flooring, radiator, ceiling light, gas fireplace, in-built storage and shelving.

### Kitchen

13'5" x 7'10" approx (4.11m x 2.4m approx)

With a composite back door and dual aspect uPVC double glazed windows to the rear and side, two ceiling lights, radiator. The kitchen consists of base and drawer units to three walls with laminate rolled edge worktops, four rings gas hob, stainless steel inset sink and drainer with mixer tap. Space for standing fridge freezer

### Bathroom

9'10" x 4'11" approx (3.02m x 1.5m approx)

With uPVC double glazed patterned window to the rear, ceiling light, tiled flooring, panelled bath with pedestal sink, flow flush W.C and chrome towel radiator.

### Inner Lobby

7'11" x 3'0" approx (2.42m x 0.92m approx)

The inner lobby is a space between the kitchen and bathroom, housing the combi boiler, tiled flooring, ceiling light, in-built under-stairs cupboard

### First Floor Landing

5'11" x 6'3" approx (1.82m x 1.93m approx)

With Velux wooden window, carpeted flooring, ceiling light, two large storage cupboards, loft access via a loft hatch, with doors to the three double bedrooms.

### Bedroom One

13'5" x 12'4" approx (4.11m x 3.78m approx)

With uPVC double glazed window to the front, carpeted flooring, ceiling light, radiator, in-built sliding mirrored wardrobes to one wall and in-built storage cupboard.

### Bedroom Two

16'4" x 9'11" approx (4.98m x 3.04m approx)

Dual aspect uPVC double glazed window to the front and large wooden Velux window, carpeted flooring, radiator, ceiling light, two storage cupboards

### Bedroom Three

7'10" x 10'2" approx (2.4m x 3.1m approx)

uPVC double glazed window to the rear elevation, carpeted flooring, radiator and ceiling light

### Garage

19'2" x 13'9" approx (5.86m x 4.2m approx)

Brick built detached garage with storage in the eaves. with power and electric and metal up and over door with metal bike hook to the floor.

### Outside

The property sits on a corner plot, with hedging to the boundaries, with access to the block-paved driveway to the right leading to the rear. with lawn and flower beds to the front and side.

### Council Tax

South Derbyshire Council Band C

### 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 and the property is on the corner on the right as identified by our for sale boards.

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### 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 low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





GROUND FLOOR



1ST FLOOR



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. Made with Metropix C2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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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