



Rectory Gardens,  
Aston-On-Trent, Derbyshire  
DE72 2AZ

**£895,000 Freehold**



THIS IS A STUNNING INDIVIDUAL THREE DOUBLE BEDROOM DETACHED BUNGALOW SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC ON A PRIVATE PLOT OVERLOOKING OPEN FIELDS.

Robert Ellis are pleased to be instructed to market this individual three double bedroom detached bungalow which over the past few months has undergone a complete refurbishment and upgrade programme by the current owner. The property has been re-designed internally, extended and had the whole roof replaced and as people will see when they view, has a new open plan living kitchen with an exclusively fitted kitchen area, a new conservatory which provides a further sitting area, the main bedroom has been enlarged and has a newly fitted luxurious en-suite shower room/w.c. and there is then the main bathroom, which again is brand new, and has a mains flow shower over the bath. The property has been re-wired, re-plastered, has a new heating system, been tastefully decorated throughout and has new floor coverings and is now ready to move into by a new owner without having to carry out any work whatsoever. So the site and layout of the accommodation and privacy of the gardens can be fully appreciated, we do recommend that interested parties do take a full inspection so they can see all that is included in this beautiful home for themselves.

The property is constructed of brick to the external elevations with monocouche render extending across the front, all under the new tiled roof and benefiting from gas central heating and double glazing includes a spacious reception hall with double opening oak glazed doors leading to the open plan living space which has an exclusively fitted kitchen area with contrasting grey Shaker style units and several integrated appliances including a cooking Range, there are dining and sitting areas, from which bi-fold oak glazed doors lead into the new conservatory which provides a further sitting area and has double opening French doors leading out to the beautiful gardens, three double bedrooms all have newly carpeted flooring and the main bedroom has an en-suite shower room and there is the main bathroom which also has a mains flow shower system over the bath. Outside there is the adjoining double garage which includes a utility area and has two electrically operated roller doors to the front, block paved parking in front of the garage and at the side where there is space for a motorhome, caravan or another vehicle, the lawned gardens extend from the front to the side, there is a large ornamental pond, several patio/seating areas and the gardens overlook open fields.

Aston on Trent is a very popular village with local shops, two local pubs, Post Office and a brasserie restaurant, there are schools for younger children in Aston on Trent with schools for older children being found in Castle Donington and Chellaston, there are healthcare and sports facilities including several golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J24 of the M1, the A50 and A42, East Midlands Parkway station, East Midlands Airport and various main roads which provide good access to Derby, Nottingham, Leicester, Loughborough and many other East Midlands towns and cities.



## Porch

Open porch with recessed lighting above leading through a stylish composite front door with two inset opaque double glazed panels to:

## Reception Hall

10'4 × 10'4 approx (3.15m × 3.15m approx)

The spacious reception hall has Kamdean style flooring which extends through into the main living area, radiator, oak panelled doors to a passage which takes you to the garage, bedrooms and there are oak doors with inset glazed panels opening to the main living space and an Ideal boiler is housed in a built-in cupboard.

## Access to Garage

There is an oak panelled door from the hall taking you through a passageway with a door leading into the double adjoining garage and this area has a double cupboard which houses the gas and electricity meters and has a double glazed window with a fitted blind to the front.

## Living/Dining Kitchen

25'6 × 21'3 to 17'3 approx (7.77m × 6.48m to 5.26m approx)

The kitchen area within this large open plan living space has contrasting grey Shaker style units and includes a 1½ bowl sink set in an onyx L shaped work surface with cupboards and an integrated dishwasher below, Stove cooking Range with a RangeMaster hood over, onyx work surface with three wide drawers below, central onyx island with seating space to two sides and having a wine cooler, shelves and cupboards beneath and drop lighting over, upright integrated fridge/freezer, matching eye level wall cupboards, two double glazed windows to the side and a double glazed window to the front, all with fitted blinds, tiled flooring which extends into the dining area within the open plan living space, radiator and a light over the position for a dining table in the dining area.

The living area within the open plan space has oak bi-folding doors with inset glazed panels leading into the new conservatory, there is Kamdean style flooring and a radiator.

## Conservatory

14'3 × 12'4 approx (4.34m × 3.76m approx)

The new conservatory is positioned on the side of the bungalow and provides additional sitting area and from this large room there are double opening, double glazed French doors leading out to the beautiful gardens, double glazed windows to three sides, a vaulted polycarbonate roof, tiled flooring and two radiators.

## Bedroom 1

17'6 to 16' × 11'6 approx (5.33m to 4.88m × 3.51m approx)

The main double bedroom has a double glazed window with a fitted blind looking over the rear garden and fields, radiator and carpeted flooring.

## En-Suite

The luxurious en-suite shower room to the main bedroom has a walk-in shower with a mains flow shower system which has a rainwater shower head, hand held shower and body jets, tiling to three walls and a glazed protective screen, hand basin with mixer tap and double cupboard under and a mirror with a light to the wall above, low flush w.c. with a concealed cistern and cupboard and drawer to one side, ladder towel radiator, tiled flooring with underfloor heating, recessed lighting to the ceiling and an extractor fan.

## Bedroom 2

14'2 × 9'8 approx (4.32m × 2.95m approx)

Double glazed window with fitted blind to the side, a radiator and carpeted flooring.

## Bedroom 3

9'10 × 9'4 approx (3.00m × 2.84m approx)

Double glazed window with a fitted blind to the front, radiator and carpeted flooring.

## Bathroom

The main bathroom has been re-fitted and includes a P shaped bath with mixer taps and a mains flow shower over having a rainwater shower head and hand held shower, tiling to three walls and a curved protective screen, hand basin with a mixer tap, double cupboard below and a mirror with lighting to the wall above, low flush w.c. with a concealed cistern with cupboards and drawers to either side, chrome ladder radiator, walls tiled to the sink and w.c. areas, tiled flooring with underfloor heating, Velux ceiling window providing natural light to the main bathroom, recessed lighting to the ceiling and an extractor fan.

## Outside

At the front of the property there is a double width block paved driveway in front of the garage providing off road parking with a further block paved parking area to the side of the garage which is an ideal space to store a caravan, motor home or similar vehicle, there is a wall running along the right hand boundary and the blockwork extends across the front of the bungalow to a patio and a block paved path extends around the far side of the bungalow to a further patio/seating area at the rear.

At the front of the bungalow there is a large lawned garden with a low level wall to the front boundary, an ornamental pond with established rockery beds and seating area to the side and there is a bridge across the pond and a mature oak tree. The main garden is situated to the side of the bungalow and this is lawned and has hedging and slate fencing running along the boundary and there is a wall extending along the right hand boundary. Outside lighting is provided around the bungalow, there is an outside water supply and external power points.

## Garage

21' × 18'3 approx (6.40m × 5.56m approx)

The double garage is positioned to the right hand side of the bungalow and has two new electrically operated roller shutter doors to the front, there is a utility area within the garage having a sink with a mixer tap set in a work surface with cupboards and spaces for an automatic washing machine and tumble dryer beneath, wall mounted electric consumer unit, opaque glazed window to the rear and double glazed eye level window to the side, half opaque double glazed door leading out to the rear, storage in the roof space, power points and lighting area provided in the garage and there is an internal door taking you to passage which leads to the main reception hall.

## Directions

Proceed through the village and Shardlow and into Aston on Trent. Follow the road round the bend and turn left into Rectory Gardens.  
8553AMMP

## Council Tax

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed - Standard mbps Superfast mbps Ultrafast mbps

Phone Signal –

Sewage – Mains supply

Flood Risk – No, surface water

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		
(81-91) B		
(69-80) C		
(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 <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		
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.