



Weston Road
Aston On Trent
DE72 2AS

£290,000

A STUNNING 3 bedroom semi-detached CHARACTER COTTAGE enjoying a BEAUTIFULLY PRESENTED INTERIOR with a stylish contemporary finish, with over 1,000 Sq ft OF LIVING SPACE, quietly situated right in the HEART OF THE VILLAGE, with a small courtyard patio terrace and OFF ROAD PARKING for 2 cars.



Property Features

- Semi-Detached
- Cottage of Character
- Over 1,000 Sq Ft
- Beautifully Presented
- Parking 2 Cars
- 3 Bedrooms
- Shower Room
- Spacious Lounge
- Dining Kitchen
- Patio Terrace

Full Description

Quietly tucked away in the heart of this popular village, set back from Weston Road, just behind the village shop, you will find this wonderful 3-bedroom semi-detached character cottage, which enjoys a spacious well presented interior of 1016 Sq Ft.

Embracing a modern stylish finish, the property offers the perfect retreat for those wanting quiet relaxation, easy to maintain both inside and out, designed with low maintenance in mind, representing the perfect lock up and go.

With a long part shared driveway approach from Weston Road, situated to the rear of the village shop, leading to the front of the cottage, there is parking directly outside for 2 cars, with a small enclosed patio terrace to the side, with access into the cottage.

You are welcomed into the house via the entrance hall, the spacious lounge is the perfect size for family entertaining, characterised by the log burner, the dining kitchen is comprehensively fitted with integrated appliances with a really useful deep downstairs storage cupboard.

On the first floor are three good sized bedrooms with bedroom three currently used as a home office and finally the shower room enjoys a three-piece suite.

The village of Aston on Trent, lies 8 miles south of Derby City centre & 6 miles north of the delightful market town of Melbourne, seperated by the River Trent.

A sought-after popular village with a thriving village shop, ofsted rated good village primary school, two pubs, recreational amenities and a vibrant village social scene. The midlands motorway network at M1 J 24 & 25 is just a short drive away with East Midlands airport & East midlands parkway within 15 minutes drive.

TENURE

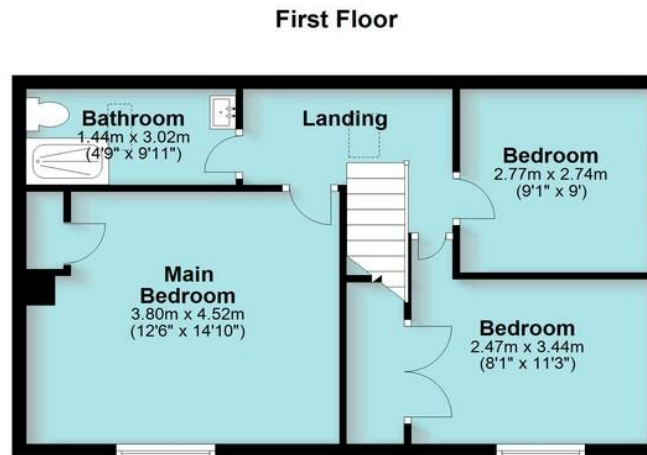
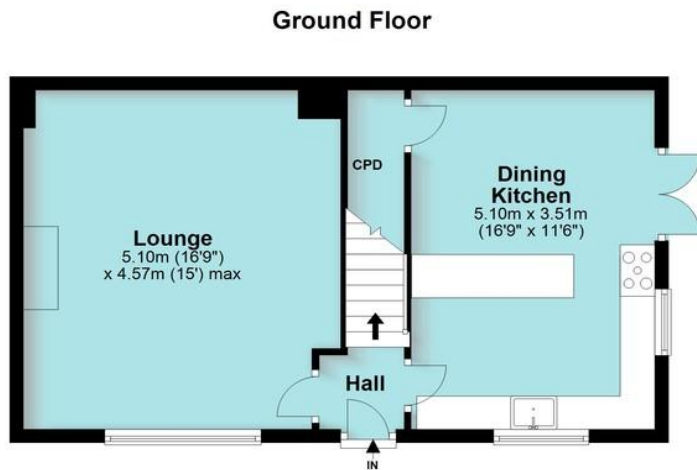
The property is Freehold

COUNCIL TAX

The property is in Tax Band C







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 94.4 sq. metres (1016.6 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements