



Westering
Weston Road
Weston-on-Trent
Nr Derby
DE72 2BH

£1,050,000

A HANDSOME & MOST DISTINCTIVE 4 bedroom, 4 bathroom EXTENDED DETACHED family home of 2725 Sq ft enjoying a HIGH SPECIFICATION FINISH with a wonderful OPEN PLAN LIVING KITCHEN with bi-folds, occupying a MATURE PLOT overlooking countryside, with a long GATED DRIVEWAY approach with ample parking



Property Features

- Distinctive Home
- High Specification
- Excellent Plot
- 2725 Sq ft
- Gated Drive
- 4 Double bedrooms
- 4 bathrooms
- 2 Reception Rooms
- Living Kitchen
- Summer House

Full Description

Westering is a handsome and most distinctive 4-bedroom three storey extended detached family home with 2725 Sq ft of living space (incl the garage) commanding an excellent mature private plot and position on the highly sought after Weston Road.

Discreetly set back with a gated driveway approach, the property offers privacy and security, with open fields to the rear, whilst enjoying both a spacious yet versatile interior, having been carefully and thoughtfully extended over three floors creating the perfect family home.

With a high specification finish, the property benefits from an energy efficient gas fired central heating system, double glazing throughout with upvc fascias and soffits, ensuring the property is low in external maintenance and enjoys an excellent EPC rating of C.

An impressive entrance hall awaits, there are two formal reception rooms, with the heart of the home being the open

plan living kitchen, superbly equipped with integrated appliances and bi-fold doors taking full advantage of the aspect over the rear garden, the utility room and cloakroom/wc complete the ground floor.

On the first floor are three bedrooms including the main bedroom with a luxury en-suite and bedroom two with both an en-suite dressing room and shower room. On the second floor, is the ideal teenage bedroom, open plan with a sitting/gaming area and a shower room. With a deep, well screened frontage with a gated driveway approach, there is ample parking to the single garage.

The rear garden has been landscaped, with outdoor entertaining in mind with an extensive patio area, covered pergola, summer house/home office and an established lawn with deep borders.

Weston-on-Trent is a highly desirable South Derbyshire village set in attractive open countryside, while still offering easy access to an excellent range of amenities in nearby Aston on Trent, Melbourne, Derby and Burton upon Trent. Conveniently positioned for the A50, M1, J24, M42 and A38 which in turn lead to the main motorway networks and East Midlands airport is also just a short drive away.

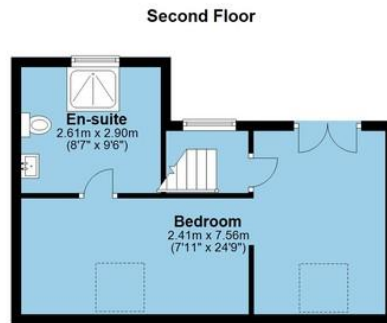
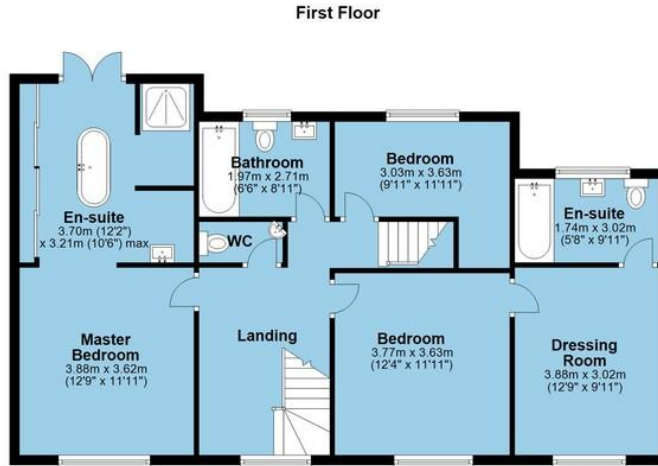
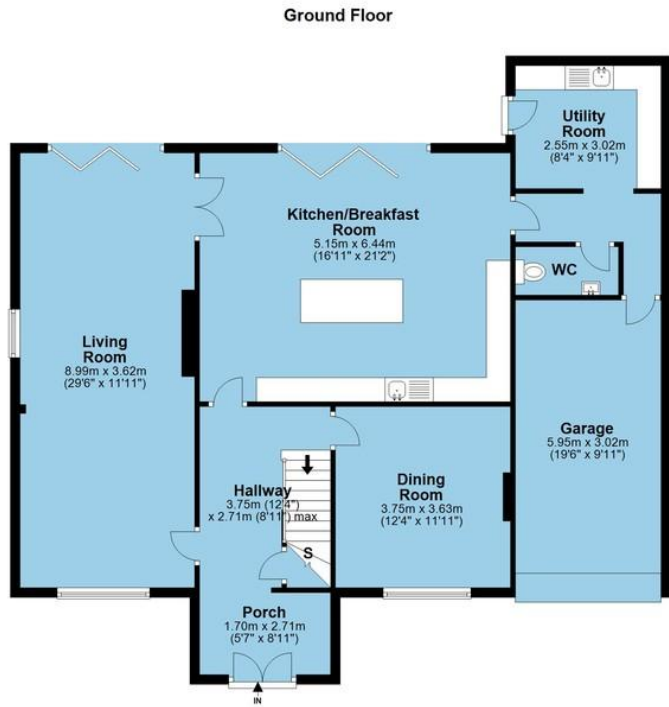
The village itself benefits from a state of the art primary school, a very popular public house with adjacent fishing lake and pleasant walks along the nearby canal and surrounding open countryside. There is a post office, village store and further public houses in neighbouring Aston-on-Trent just 1 mile away.

TENURE The property is Freehold

COUNCIL TAX The property is in Band G







Total area: approx. 253.2 sq. metres (2725.6 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 75 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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