

Compton Avenue

Aston-on-Trent, Derby, DE72 2AU

John
German





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£395,000

Stunning family home with all your boxes ticked and for a really affordable price. Located in one of Derby's premier villages, extended and fully refurbished throughout and set on a lovely sunny and private corner plot.



The property has been extended and reconfigured to provide great well proportioned, centrally heated and uPVC double glazed accommodation. There is an attached double garage with a very useful bonus room above used by the current owners as a second home office and an occasional cinema room. The garage provides great potential for further development if required subject to planning and buildings regulations approval.

Aston on Trent is a very popular village which has a post office and shop, excellent pubs and other eateries and it is also within easy reach of The Coopers Arms at Weston on Trent. There is an infant and primary school in the village and schools for older children within easy reach, healthcare and sports facilities which includes several local golf courses, walks in the picturesque South Derbyshire countryside. Shopping facilities can be found at Castle Donington where there are Co-op and Aldi stores with other shopping facilities being found at Borrowash, Pride Park, Alvaston and Derby. 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 other East and West Midlands towns and cities.

Entrance to the property is via a composite double glazed entrance door opening into a light and bright entrance hall with stairs rising to the first floor, wood effect flooring and oak panel doors leading off. The kitchen is located at the far end of the hallway and has been refitted with a comprehensive range of shaker style base and eye level units with oak worktops, a ceramic one and a half bowl sink unit with a mixer tap, glass splashbacks with oak upstands, integrated dishwasher, built-in electric oven and hob with extractor hood over and built-in storage cupboards. Wood effect flooring runs through into a spacious dining area with a fully glazed entrance door with a matching full height side panel opening out onto the rear patio and doors lead off to the utility room and lounge. The utility room is fitted with a matching range of base and eye level units with real wood worktops, plumbing for a washing machine and space for a tumble dryer. This fabulous multi purpose space doubles as a great boot room with hanging space for coats and room for bench seating. Oak panel doors lead off to the ground floor WC and study, a glazed entrance door opens out onto the rear patio whilst an arched hardwood entrance door opens onto the front driveway, wood effect flooring.

The WC is fitted with a two piece suite comprising low flush WC and vanity wash basin with storage under. The study sits overlooking the rear garden and makes a nice quiet place to work from home.

Moving back through the property there is a cosy lounge with an exposed brick fireplace with an inset stove effect fire, neutral fitted carpet, a fully glazed entrance door with a matching side panel gives access to the sunroom and there is an original Crittall window also opening into the sun room. The sun room has been fitted with a sloping roof having a double glazed skylight and windows providing great views over the rear garden, neutral fitted carpet, glazed entrance door to the garden.

A carpeted staircase leads to the first floor landing with a window to the front, built-in storage cupboards and matching oak panel doors leading off to the bedrooms and bathroom. The bathroom has been refitted with a modern three piece suite comprising concealed flush WC and vanity wash basin with built-in storage and a "P" shaped bath with shower over a glass screen, extensive ceramic tiling, tiled floor, window to the side and a chrome heated towel rail. The master bedroom is a lovely large double aspect room with windows to the front and rear and fitted wardrobes, storage cupboards and a neutral fitted carpet. It has its own ensuite shower room fitted with a double shower, concealed flush WC and vanity wash basin with built-in storage, chrome heated towel rail, tiled splashbacks, tiled floor, window to the side. Bedroom two is a generous double room with an original tiled fireplace, built-in wardrobes, neutral fitted carpet and two windows with views over the rear garden. Bedroom three is a single bedroom overlooking the front elevation, again with a neutral fitted carpet and a built-in wardrobe.



To the side of the property is a double garage with a courtesy door to the rear and a roller vehicular door to the front, power and lighting connected. There is a wooden staircase leading to a ceiling hatch that opens into a loft room with fitted carpeting and Velux skylights.

To the front of the property is a patterned concrete driveway providing off road parking for several vehicles and access to the garage. A mature laurel and privet boundary hedge provides great screening. There are double gates to the side of the property which open into the rear garden providing further secure parking ideal for a caravan.

The rear garden is a lovely size with manicured lawns and well stocked ornamental flower beds, there is an extensive paved patio adjacent to the rear of the house plus a garden shed and summer house (both included).

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Traditional **Parking:** Drive **Electricity supply:** Mains
Water supply: Mains **Sewerage:** Mains **Heating:** Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC
See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: South Derbyshire District Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/09042024

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1731.74 ft²

160.88 m²

Reduced headroom

108.24 ft²

10.06 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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

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