



Weston Road  
Aston-On-Trent Derby



### Property Description

Nestled in a picturesque setting, this three-bedroom semi-detached house offers a tranquil escape while being conveniently located near all local amenities. Situated amidst open fields, the property boasts excellent views, providing a serene backdrop for everyday living. In brief the property comprises: - spacious living and dining room, with double French doors, giving aspect and access to the rear garden, Having a well-equipped fitted kitchen and ground floor W/C. To the first floor, the landing boasts a feature window offering picturesque views of the countryside. Three generously sized double bedrooms provide ample space for rest and relaxation, while a tastefully appointed three-piece bathroom suite offers a sanctuary for rejuvenation. Externally, the property boasts a charming frontage featuring a gravelled area adorned with planted shrubs and bushes, alongside a driveway capable of accommodating multiple vehicles, providing convenience for residents and guests alike. Gated access leads to the rear garden, is a raised decking seating area, additional seating space, and gravelled areas, the garden is perfect for alfresco dining or simply unwinding amidst the tranquil surroundings, planted borders with established trees add to the beauty of the space, while a fence-panelled boundary ensures privacy and security.

### Local Area

Weston & Aston on Trent is amongst Derbyshire's most sought-after villages, due to its convenient location close to the A50, which in turn gives easy access to other regional centres, the main motorway network, East Midlands International Airport and Parkway railway station. The village itself boasts a good range of local amenities including noted village primary school, shop, post office, church, recreational grounds, village inns and Trent & Mersey Canal, which offer delightful walks. For those who enjoy the outdoor pursuits the nearby countryside and Elvaston Castle & Country Park provide delightful scenery and walks.

### Entrance

Through a composite front entrance door to: -

### Entrance Hall

Having tiled flooring, carpeted stairs to the first floor, central heating radiator, a useful understairs storage cupboard, door to: -

### Cloaks/Wc

Having a UPVC double glazed opaque window to the front elevation, a low-level W/C, a wall-mounted wash basin, a wall-mounted cupboard, central heating radiator, and tiled flooring.

### Living/Dining Room

Having a UPVC double glazed bay window to the front elevation, coving to the ceiling, central heating radiator, column radiator, recessed chimney breast alcove with a feature log burner, tiled hearth and solid wood mantelpiece, TV point, wood-effect flooring, and double French doors opening out to the rear garden.

### Kitchen

Having a range of fitted base and wall units with solid wood worktops, one and a half bowl stainless steel sink with mixer tap over and drainer, an integrated double oven, gas ring hob, stainless steel splashback and extractor fan, an integrated fridge freezer, an integrated dishwasher and washing machine, central heating radiator, a tiled splashback, and tiled flooring, three UPVC double glazed window to the rear and side elevation, and a UPVC door providing access to the rear garden.

## First Floor Landing

Having a large UPVC double glazed window to the front elevation with views of the countryside, an open in-built cupboard with shelves, access into the loft, and access to the first-floor accommodation.

## Bedroom One

Having a UPVC double glazed window to the rear elevation, central heating radiator, two in-built cupboards, and carpeted flooring.

## Bedroom Two

Having a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

## Bedroom Three

Having a UPVC double glazed window to the rear elevation, central heating radiator, two in-built cupboards, and carpeted flooring.

## Bathroom

Having a Velux window, a low-level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted shower fixture with a rainfall shower head and a handheld shower head, a column radiator, partially tiled walls, and vinyl flooring.

## Outside

### Front

To the front of the property is a gravelled area with planted shrubs and bushes, a driveway for several vehicles, and gated access to the rear garden.

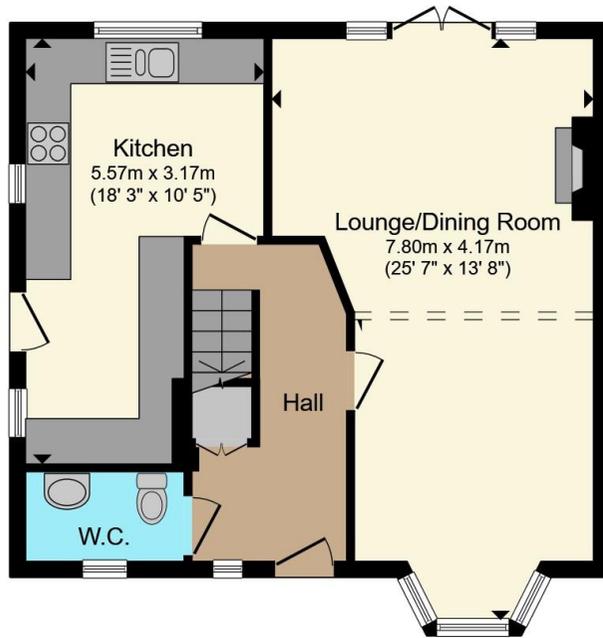
### Rear

To the rear of the property is an enclosed garden with a raised decking seating area, a further seating area, gravelled areas, planted borders with established trees, and a fence panelled boundary.









**Ground Floor**



**First Floor**

Total floor area 102.7 m<sup>2</sup> (1,105 sq.ft.) approx

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Property Ref: MEL205886 - 0003

Tenure:Freehold EPC Rating: C Council Tax Band: C

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