



65 Park Lane
Weston-On-Trent
Derby
DE72 2BR

Price
£650,000

- Spacious and skilfully extended five bedroom detached family home
- Extensive driveway and double garage
- Generous mature plot with southerly aspect
- Entrance hall and home office/study
- Sitting room and dining Kitchen
- Superb conservatory and dining area
- Two bedrooms and shower room to the ground floor
- Master bedroom with en-suite, two further bedrooms and bathroom to first floor
- VIEWING ESSENTIAL

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

An opportunity to acquire this light, spacious and skilfully extended five bedroom detached residence occupying a generous plot, within the ever favoured village of Weston On Trent. The spacious family home enjoys a mature south facing rear garden, foregarden with driveway and a double garage.

The gas central heated and double glazed living accommodation briefly comprises, entrance hall, sitting room, well appointed dining kitchen, superb conservatory with additional dining area, home office/study, two double bedrooms and a well appointed shower room to the ground floor. The first floor semi-galleried landing leads to the principal bedroom with luxury en-suite, bedroom two (currently used as a games/second sitting room), bedroom three and a family bathroom.

A true feature of the sale of the property is the delightful mature rear garden enjoying a southerly aspect which has seating areas, fishpond, well stocked borders, shrubs and trees. The property is set back from the Lane behind an extensive lawned foregarden with fruit trees and adjacent block paved driveway with turning space leading to the double detached garage.

PLEASE NOTE

The property is situated in approximately 0.5 acres and offers further development potential subject to the necessary planning consent.

LOCATION

Weston on Trent is a sought after Derbyshire village situated approximately seven miles south of the city centre. It is a small and unspoilt village including the noted Coopers Arms public house and Church of England primary school and is also within the catchment area for the noted Chellaston Academy School located approximately four miles away. For those who enjoy leisure pursuits there are excellent country walks along the Trent and Mersey Canal, Elvaston Castle Country Park, Staunton Harold Reservoir and the Calke Abbey Estate which combine to offer some picturesque surroundings. Another benefit of the village is its easy access onto the A38, A50 and A52 leading to the M1 motorway. East Midlands International Airport is approximately twenty five minutes' drive away.

ACCOMMODATION

ON THE GROUND FLOOR





ENTRANCE HALL

Stairs leading to the first floor, radiator, door leading to:

SITTING ROOM

4.84m x 3.58m (15'10" x 11'8")

Feature fireplace with living flame gas fire, double radiator, sealed unit double glazed window with pleasant views over the rear garden.

OPEN PLAN DINING KITCHEN

6.38m x 3.96m (20'11" x 12'11")

Fitted with a range of base, wall and drawer units with matching cupboard fronts, feature granite preparation surfaces with matching up-stands, composite inset 1 1/2 base sink unit with modern mixer tap over, integrated appliances including: electric fan assisted double oven, four ring induction hob with angular extractor having variable speed fan and lighting over, integrated dishwasher and automatic washing machine, vertical panel radiator, space suitable for fridge/freezer, sealed unit double glazed windows to front and side, upvc obscure double glazed panel door providing access to the side, oak bi-fold doors leading to:

SUPERB CONSERVATORY

6.00m x 3.89m (19'8" x 12'9")

Wood grain effect flooring, two radiators, sealed unit double glazed windows and double doors to both side and rear elevations, further obscure double glazed window to the side.

HOME OFFICE/STUDY

2.93m x 2.44m (9'7" x 8'0")

Double radiator, sealed unit double glazed window with pleasant aspect to the rear.

BEDROOM FOUR

4.65m x 3.00m (15'3" x 9'10")

Radiator, sealed unit double glazed windows to the front elevation.



BEDROOM FIVE

4.04m x 3.29m (13'3" x 10'9")

Radiator, sealed unit double glazed window with pleasant aspect to the rear, built in ceramic wash basin.

WELL-APPOINTED SHOWER ROOM

Modern suite in white comprising, low flush w.c., bidet, pedestal wash hand basin, cubicle with thermostatic mixer shower, rain effect shower head and further hand-held attachment, marble effect aqua board panelling, chrome ladder style towel rail/radiator, obscure double glazed window to the front.

ON THE FIRST FLOOR

SEMI-GALLERIED LANDING

Feature stairway with sealed unit double glazed velux roof light, useful storage cupboard with fitted rail and shelving, door to:

PRINCIPAL BEDROOM

5.79m x 4.21m into dormer window (18'11" x 13'9" into dormer window)

Radiator, two sealed unit double glazed windows with pleasant views over open countryside.

LUXURY EN-SUITE

Recently fitted, fully tiled, white suite comprising, vanity unit wash hand basin with cascade mixer tap, close coupled w.c., cubicle with thermostatic spa shower, extractor fan, sealed unit double glazed Velux roof light.

BEDROOM TWO/GAMES ROOM

6.75m x 4.06m (22'1" x 13'3")

Two double radiators, velux roof light to the front, sealed unit double glazed windows with fine far reaching views to the rear.

BEDROOM THREE

4.93m x 2.46m into dormer window (16'2" x 8'0" into dormer window)

Double radiator, sealed unit double glazed windows with fine far reaching views.



FAMILY BATHROOM

Recently fitted modern suite in white with full tiling to walls and flooring, comprising, bath with thermostatic mixer shower over and screen, close coupled w.c and vanity unit wash hand basin with cascade mixer tap, wall mounted illuminated mirror, extractor fan, sealed unit double glazed velux roof light to the front elevation.

OUTSIDE & GARDENS

The property is set back from the quiet Lane behind an extensive lawned foregarden with fruit trees, adjacent block paved driveway with turning space leading to:

DOUBLE DETACHED GARAGE

6.23m x 5.73m (20'5" x 18'9")

Power, lighting, window to the rear and two metal roller doors.

A true feature to the sale of this property is its rear garden which enjoys a southerly aspect and boasts a fishpond, several seating areas, decking area, mature trees and shrubs.

COUNCIL TAX BAND

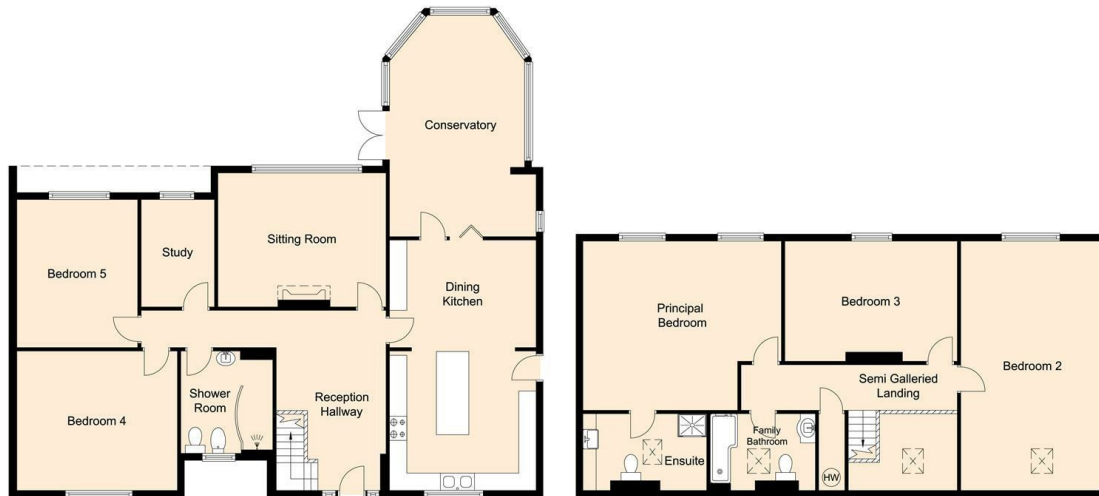
South Derbyshire District - F.

DIRECTIONAL NOTE

Proceed out of Derby heading east along the A52 bearing left onto Raynesway, continue along the by-pass keeping left towards Shardlow and turning right towards Aston On Trent. Take the right hand turning into Derby Road and proceed out of Aston into Weston On Trent along Main Street. Proceed through the village before taking the eventual turning left into Park Lane, bear right at the triangle and the property is located on the left hand side.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (APB/SE).



Ground Floor

First Floor

65 Park Lane, Weston On Trent, DE72 2BR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		65	
(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	

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