

**35 Chellaston
Lane
Aston-on-trent
Derby
DE72 2AX**

**Price Guide
£499,950**



- FAVOURED VILLAGE LOCATION
- FOUR BEDROOM TRADITIONAL DETACHED
- ORIGINAL FEATURES
- AMAZING FAMILY LIVING KITCHEN WITH LOG BURNER AND VIEWS
- SITTING ROOM WITH OPEN FIRE
- COMBINED UTILITY AND CLOAKROOM
- SUPERB PRINCIPAL SUITE WITH JULIETTE BALCONY AND ENSUITE
- THREE FURTHER BEDROOMS
- FABULOUS FAMILY BATHROOM WITH ROLL TOP BATH AND SEPARATE SHOWER
- MATURE, GENEROUS GARDEN WITH SOUTHERLY ASPECT, VIEWS AND PARKING

GENERAL INFORMATION

THE PROPERTY

Located on the highly sought-after Chellaston Lane in Aston-on-Trent, this splendid four-bedroomed 1930s detached house beautifully combines classic charm with modern living. The current owners have thoughtfully extended the property, resulting in a well-presented family home that offers stunning open views and a generous, mature southerly garden.

Upon entering, you are welcomed by a warm and inviting hallway that leads to a delightful sitting room. The sitting room features an open fire, creating a cozy atmosphere for relaxation. The heart of the home is the impressive family living kitchen, equipped with an extensive range of modern cabinets with granite worktops and integrated appliances. The sitting area, complete with a log burner, is perfect for family gatherings, while French doors and bi-fold doors seamlessly connect the indoor space to the expansive garden. Adding functionality is a combined utility and cloakroom.





On the first floor, you'll find a magnificent principal bedroom with its cathedral ceiling and full-height glazed windows, which flood the room with natural light. A charming Juliette balcony offers breathtaking countryside views, and bespoke fitted wardrobes and an en suite shower room add a touch of luxury. Two additional double bedrooms and a single bedroom provide ample accommodations for family or guests, complemented by a well-appointed family bathroom featuring a contemporary roll-top bath and a separate shower enclosure.

Outside, the property includes a driveway for convenient parking and double timber gates leading to the rear garden. Here, you'll discover a stylish decked patio area with an overhead curved timber roof, perfect for alfresco dining. A workshop and a generous lawn complete this outdoor oasis, all backing onto the picturesque open countryside. This

exceptional home is ideal for families seeking comfort, and style, making it a must-see property in the charming village of Aston-on-Trent.

LOCATION

Aston on Trent is a favoured village location with a village stores, primary school, lovely church, and public inns. It offers good travel via the A6 and A50 for onward travel to East Midlands Airport, Nottingham, Derby city centre, and Leicester.

ACCOMMODATION

Period style entrance door with leaded lights opens up into an attractive hallway.

HALLWAY

2.10m max x 7.30m (6'10" max x 23'11") Feature circular window with leaded lights, built in ornamental cove area with ornamental shelving, attractive oak flooring, ceiling light point, two windows to the side aspect, radiator, stairs off to first floor and further doors leading off to:

SITTING ROOM

4.64m into bay window x 3.69m max (15'2" into bay window x 12'1" max)

Has a large walk in bay window to the front aspect, an attractive period style hand painted fire surround with cast iron fire with open grate and tiled hearth, there is a ceiling light point and radiator.

UTILITY AREA

2.30m x 2.38m max (7'6" x 7'9" max)

Has attractive period style flooring, door to the side aspect, obscure window to the side, built in storage cupboards, wall mounted cabinets and provision for washing machine, a further door from the utility area opens up to the cloakroom.

CLOAKROOM

0.88m width to window x 0.79m (2'10" width to window x 2'7")

Has a fitted W.C., wall mounted hand wash basin with tiled surrounds, obscure window to the side aspect, useful built in



storage cupboard which houses the domestic hot water and central heating Worcester Bosch boiler.

SUPERB LIVING FAMILY DINING KITCHEN
822m max x 7.31m width (2696'10" max x 23'11" width)

This most impressive family living dining kitchen is an amazing space for a growing family, it incorporates under floor heating, further wood burner for additional heating during cooler winter months, the kitchen is extensively fitted with a great range of base cupboards, drawers and larder units, Granite work tops incorporate a four ring induction hob and sink unit with extendable hose over, there is a wine cooler, double oven, microwave, coffee machine and dishwasher, there is ample space for an American style fridge freezer, recessed ceiling down lights, there are Velux windows, French doors and further bi fold doors that lead out onto the attractive raised terrace with views of the garden and surrounding countryside beyond.

FIRST FLOOR

Stairs rise to the first floor landing.

LANDING

With an obscure window to the side aspect, loft access point and doors leading off to:

PRINCIPAL BEDROOM

3.35m x 4.23m (10'11" x 13'10")

Has stunning feature full length windows, cathedral ceiling, bespoke built in wardrobes and drawers providing hanging space and shelving, recessed ceiling down lights, contemporary style radiator and bi fold doors opening through to the En suite.

EN SUITE SHOWER ROOM

1.06m min excludes shower tray x 1.84m (3'5" min excludes shower tray x 6'0")

Has a fully tiled shower enclosure with dual heads, wall mounted vanity unit with hand wash basin inset, tiled surrounds and W.C., there is an obscure window to the side aspect, attractive tiled floor and recessed ceiling down lights.

BEDROOM TWO

3.33m to the front of the chimney x 3.94m (10'11" to the front of the chimney x 12'11")

Has a large walk in bay window to the front aspect, ceiling light point and radiator.

BEDROOM THREE

3.65m to window x 3.68m (11'11" to window x 12'0")

Has a window to the rear aspect, ceiling light point and radiator.

BEDROOM FOUR

2.10m width x 2.33m to window wall (6'10" width x 7'7" to window wall)

Is currently used as a study by the vendors and has a window to the front aspect, radiator and ceiling light point.

FAMILY BATHROOM

2.37m max 1.80m min x 2.39m to window (7'9" max 5'10" min x 7'10" to window)

This attractive room has a fully tiled corner shower enclosure with glazed screen, contemporary roll top bath with waterfall taps and shower attachment, built in vanity unit which houses the hand wash basin and W.C., there are tiled splashbacks, an attractive feature slate tiled wall, high line window to the side aspect and recessed ceiling down lights. This room is further complimented by tiled flooring and chrome heated towel rail.



OUTSIDE

To the front of the house is a block paved driveway with gravel area allows for parking of several vehicles, a path leads down the side of the property and opens up into the stunning rear garden which has a superb raised terrace with lawn, space for shed, further decked terrace area in which to enjoy the views over the open countryside and further former garage, ideal for garden storage.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

South Derbyshire District Council - Band D

CURRENT UTILITY SUPPLIERS

Gas
Electric
Oil
Water - Mains
Sewage - Mains
Broadband supplier

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 04/2024) A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for 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.
Made with Metagor 10/2020

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 62 | 73 |
| (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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