

Kings Mills Lane
Weston-On-Trent Derby

ashley adams

Kings Mills Lane
Weston-On-Trent Derby DE72 2BQ

for sale
£450,000







Property Description

A stunning four bedroom detached house in a desirable village location comprising entrance hallway, ground floor cloakroom/WC, study, spacious open plan lounge and dining room - extending from the front to the rear of the property, stunning Shaker style contemporary fitted kitchen with a range of integrated appliances and direct access to the rear garden, first floor landing, four generous double bedrooms - master bedroom having fitted wardrobes and modern ensuite shower room, two further bedrooms also with built-in wardrobes, modern family bathroom finished to a high standard with quality fittings.

Outside the property stands back from the road having ample off road parking and a detached brick built garage, stunning landscaped south facing rear garden and large decked seating area.

Weston-on-Trent is a quiet, unspoilt South Derbyshire village situated within the Trent Valley, approximately 8 miles from the city of Derby and 18 miles from Nottingham city centre. It is centred on the picturesque village green and the impressive Weston Hall which has traded for many years as The Coopers Arms a popular pub, restaurant and wedding venue. There is also St Mary's Church, a beautiful Grade 1 listed building.

Entrance Hallway

Accessed via UPVC front door with inset double glazed opaque panels with attached opaque side panel to the entrance hallway having carpeted stairs off to the first floor, open spindle balustrade, central heating radiator, inset spotlights to the ceiling, wood effect laminate flooring, useful understairs storage, alarm control panel, door off to: -

Kitchen

A beautifully appointed kitchen having a range of shaker style fitted base and wall units with quartz worksurfaces over and matching upstands, inset ceramic Belfast double sink with brushed gold Qooker boiling tap with 5 litre boiler over and insinkerator, integrated eye level electric double fan assisted oven, induction hob with extractor hood over and matching quartz splashback to the cooking area, integrated dishwasher, integrated fridge freezer, integrated washing machine, integrated tumble dryer, glazed display matching wall units, UPVC double glazed window to the rear giving aspect over the garden, UPVC fully double glazed door giving access to the rear garden and allowing natural light into the kitchen, central heating radiator, wood effect laminate flooring continuing through from the entrance hallway, inset spotlights to the kitchen, door to useful understairs store cupboard, door off to: -

Open Plan Lounge Diner

This impressive room can also be accessed via the entrance hallway having the laminate wood effect flooring continuing throughout, decorative panelling to the walls.

Dining area has UPVC double glazed French doors to the rear elevation opening out onto a decked seating area, dual aspect UPVC double glazed windows giving aspect over the stunning south facing garden, built in display/storage cupboard adding a focal point to the room, central heating radiator.

Lounge area having a feature fireplace comprising coal effect gas fire with marble hearth, backplate and mantal surround, UPVC double glazed window to the front elevation, central heating radiator, two wall light points.

Study

Having UPVC double glazed window to the front elevation, built in bookshelves, central heating radiator, carpeted flooring.

Cloaks/Wc

Having a modern white two piece suite comprising wash had basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level wc, UPVC double glazed opaque window to the side elevation, ceramic

tiled floor, part ceramic tiled walls, central heating radiator, inset spotlights to the ceiling.

First Floor Landing

Having open spindle balustrade, carpeted flooring, loft access hatch, door to cupboard housing the hot water tank, central heating radiator, doors off to bedrooms and family bathroom.

Master Bedroom

Having UPVC double glazed window to the front elevation, carpeted flooring, built in double door fronted wardrobe with hanging rail, central heating radiator, door to: -

Ensuite

Having a modern three piece white suite comprising double width mains shower with sliding glazed shower door, wash hand basin and low level wc fitted to vanity unit with concealed plumbing, drawer storage beneath and chrome mixer tap over, shaver point, wall mounted chrome heated towel rail, fully ceramic tiled tiles, ceramic tiled flooring, UPVC double glazed opaque wind to the side elevation, inset spotlights to the ceiling, extractor fan to the ceiling.

Bedroom Two

Having UPVC double glazed window to the rear elevation, decorative panelling to feature wall, built in louvre double door fronted wardrobe with hanging rail, central heating radiator, carpeted flooring.

Bedroom Three

Having two UPVC double glazed windows to the front elevation, built in floor to ceiling double wardrobe with hanging rail, central heating radiator, carpeted flooring.

Bedroom Four

Having UPVC double glazed window to the rear elevation, central heating radiator, carpeted flooring.

Family Bathroom

Having a modern three piece white suite comprising panelled bath with mixer tap, separate mains shower with rain head and separate shower attachment, glazed shower screen, wash hand basin fitted to vanity unit with drawer storage beneath and mixer tap over, low level wc, shaver point, fully ceramic tiled to the bathing area, part ceramic tiled walls, ceramic tiled flooring, contemporary wall mounted heated towel rail, inset spotlights to the ceiling, extractor fan to the ceiling, UPVC double glazed opaque window to the side elevation.

Outside

The property is set back from the road having a tarmac driveway providing ample off road parking leading to a single pitched roof garage having an up and over door, light and power and UPVC double glazed window and pedestrian door giving access to the rear garden, EV charging point, a paved path leads to the front door with storm porch, lawned area to the front of the property wrapping around the side, mature hedge to the front offering privacy.

Rear Garden

The stunning south facing rear garden has been beautifully landscaped having a large raised decked seating area accessed directly from the kitchen and dining area providing a gorgeous space to relax or for outside dining with open spindle balustrade and steps down to a lawned area flanked with mature shrubs and trees, a raised vegetable patch that could easily be used as a flower bed, green house, gravel and paved path leading to the rear of the garden, timber fencing forming the boundary.

Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















Ground Floor **First Floor**

Total floor area 115.2 m² (1,240 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref: MEL205483 - 0011

Tenure:Freehold EPC Rating: Awaited Council Tax Band: E

view this property online ashleyadams.co.uk/Property/MEL205483

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