



Kings Mills Lane
Weston-On-Trent Derby



Property Description

A substantial (approx 1722 Sq Ft) five bedroom detached family home situated on a generous plot with ample off road parking and turning for several vehicles and well presented gardens to front and rear. The property has a gas fired central heating system and UPVC double glazing with accommodation briefly comprising:- Entrance hall, spacious through lounge, separate dining room, generous open plan living kitchen and utility room. To the first floor are five well bedrooms with built in wardrobes (where specified) and family bathroom. Outside the property is set well back from the road with a tarmac driveway providing off road parking and turning for several vehicles and well presented front garden. A side path gives access to a generous, particularly private rear garden with several patios, shaped lawns flanked with borders inset with a variety of trees and shrubs. Weston & Aston On Trent are amongst Derbyshire's most sought after villages, due to its convenient location close to the A50, which 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.

Entrance Hallway

Accessed via a timber panelled entrance door with double glazed opaque side panel, coat hanging area with hooks, wall mounted units for shoe storage, etc, vinyl floor covering, open spindle staircase off to the first floor with useful under stairs storage, central heating radiator with fitted fretwork fronted radiator cover, panelled door off to:-

Cloaks/Wc

Having a two piece white suite comprising of a low level wc and wash hand basin fitted to a

vanity unit with storage beneath and chrome mixer tap over, vinyl flooring continues through from the hall, central heating radiator, UPVC double glazed opaque window to the front elevation.

Lounge

Spacious through lounge with UPVC double glazed window to the front elevation and UPVC double glazed french doors to the rear giving beautiful aspect and access to the rear garden, feature fireplace incorporating a cast iron open grate fire on a quarry tiled hearth with a timber mantle over, coving to the ceiling, two central heating radiators, carpeted flooring, two wall light points.

Dining Room

UPVC double glazed window to the rear elevation giving gorgeous aspect over the garden, central heating radiator, carpeted flooring.

Kitchen/Dining

A spacious open plan living kitchen with kitchen and dining area.

Kitchen Area: - Fitted with a matching range of base and wall units, granite veneer work surface over with matching upstands, glazed units and open end shelving, kitchen peninsula offering a breakfast seating area, integrated appliances comprising an electric fan assisted oven, electric hob, concealed under unit lighting, space for an American style fridge/freezer, plumbing and space for a dishwasher, single drainer stainless steel sink unit with chrome mixer tap over, UPVC double glazed window to the rear giving aspect over the garden, half UPVC double glazed door giving access to the rear garden, the flooring continues through from the entrance hallway.

Dining Area: - Spacious open plan dining/family area with UPVC double glazed window to the front elevation, double panelled radiator, timber framed and glazed door giving access through to:-

Utility Room

Having a double base unit with laminated work surface over, single drainer stainless steel sink unit with chrome mixer tap over, plumbing and space for automatic washing machine, under unit space for drier, flooring continues through from the kitchen/dining area, UPVC double glazed window to the front elevation and extractor fan.

First Floor Landing

Carpeted open spindle staircase leading to a carpeted galleried landing with an open spindle balustrade, UPVC double glazed window to the front elevation, loft access, central heating radiator, double door fronted airing cupboard housing the hot water cylinder and shelving ideal for linen storage.

Master Bedroom

Having UPVC double glazed window to the rear elevation, central heating radiator, carpeted flooring, triple mirror door fronted wardrobe to be included with the sale, panelled door to the: -

Ensuite

Having a three piece white suite comprising of a corner glazed shower cubicle, fitted multi-functioning shower with a separate shower attachment, corner pedestal hand wash basin with chrome mixer tap over, low level wc, ceramic tiled splashback, majority tiled to the shower cubicle, central heating radiator, tiled flooring, UPVC double glazed opaque window to the rear elevation, inset spotlights to the ceiling.

Bedroom Two

Having UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring, triple door fronted fitted wardrobe incorporating hang rails and shelving with overhead cupboards.

Bedroom Three

Having UPVC double glazed window to the rear elevation, central heating radiator, carpeted flooring, double door fronted fitted wardrobe with hanging rails and shelving with overhead cupboards.

Bedroom Four

Having double glazed UPVC window to the

front elevation, central heating radiator, carpeted flooring, double door fronted built in wardrobe with hanging rail and shelving and overhead cupboard.

Bedroom Five/Study

Having UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring, currently used as a study with fitted work surface/desk area but can also be used as a single bedroom.

Family Bathroom

Having a modern three piece white suite comprising of a 'P' shaped panelled bath with glazed shower screen with chrome mains shower with rain head and separate shower attachment, PVC panelling for ease of maintenance, wash hand basin fitted to a vanity unit with storage beneath and chrome mixer tap over the wc is also fitted to the vanity unit, vanity shelf over, floating wall shelves, vertical contemporary panel radiator, vinyl flooring, UPVC double glazed opaque window to the rear elevation.

Outside

The property is set well back from the road with a front boundary hedge with a side stone wall, tarmac driveway providing off road parking and turning space for several vehicles, shaped lawns flanked with borders inset with a variety of mature trees and shrubs, paved area to the front door with covered storm porch and outside lantern lights, paved side path giving privacy and access to: -

Rear Garden - a beautifully presented extensive rear garden being a particular feature to the property, the garden is private and mature, beyond the rear of the property is a large decked area, a paved patio area, outside tap, steps down to a shaped lawn flanked with borders inset with a variety of mature trees and shrubs, established evergreen hedging and fencing to one side and hedging to the opposite side, at the far end of the garden is a large further decked terrace for evening sun and a large timber shed, the property also has solar panels to the roof at the rear of the property and security lighting.









Ground Floor



First Floor

Total floor area 159.0 m² (1,712 sq.ft.) approx

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Property Ref: MEL205934 - 0013

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

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