



65 Weston Road, Derby, DE72 2AS

Offers In The Region Of £397,000

An exceptional opportunity for families seeking both space and comfort. With four generously sized double bedrooms, including a master suite complete with an en-suite shower room, this property offers so much potential to create your ideal forever home.

The heart of the home is undoubtedly its expansive open-plan kitchen and dining area, perfect for entertaining or enjoying family meals. In addition to this, the property boasts a snug and a sun room, providing versatile spaces for relaxation or play. The spacious lounge, featuring a delightful multi-fuel fireplace, adds a touch of warmth and character, making it an inviting retreat during the colder months.

Outside, the private rear garden is a true highlight. South-facing and overlooking the allotments, it offers a tranquil setting for outdoor activities or simply enjoying the sunshine. The garden is complemented by a spacious driveway, providing ample parking for multiple vehicles.

Located within walking distance of local amenities and in the catchment area for well-regarded schools, this property is ideally situated for families. The combination of its spacious interiors, lovely outdoor space, and convenient location makes this home a must-see for anyone looking to settle in a vibrant community. Don't miss the chance to make this delightful property your own.

Front Aspect

Well set back from the road, this fantastic property offers ample driveway parking space and overlooks the charming village memorial hall.

Entrance Hall 8'00 x 6'05 (2.44m x 1.96m)

A welcoming and inviting hallway offering feature quarry tiled flooring, central heating radiator, stairs rising to first floor and access through to ground floor accommodation.

Lounge 16'04 x 14'03 (4.98m x 4.34m)

A spacious reception room having laminate wood effect flooring, central heating radiator and feature multi fuel burning stove which is ideal for cosying up in the winter months.

Cloakroom W/C / Utility 7'06 x 5'04 (2.29m x 1.63m)

With a frosted window to the rear elevation, low level W/C, hand wash basin with storage under and above, plumbing for washing machine, extractor fan, tiled flooring.

Snug 10'03 x 8'05 (3.12m x 2.57m)

With double patio doors leading out to sun room, gas central heating radiator, laminate flooring

Sun Room 20'04 x 8'00 (6.20m x 2.44m)

With windows to the rear elevation and double patio doors leading out to rear garden, electricity, laminate flooring.

Open plan Kitchen 14'11 x 9'09 (4.55m x 2.97m)

With a window to the rear elevation and a UVPC door leading to the rear garden, induction hob, overhead extractor fan, electric oven, integrated microwave, double fridge freezer, double ceramic sink with mixer tap over, plumbing for dishwasher, range of high and low level cupboards, tiled flooring.

Dining Area 10'05 x 9'09 (3.18m x 2.97m)

With a window to the front elevation, gas central heating radiator, laminate flooring.

Master Bedroom 13'00 x 9'06 (3.96m x 2.90m)

With a window to the front elevation, gas central heating radiator, fitted wardrobes with hanging rails and shelving, carpeted flooring, door leading to

En-Suite Shower Room

With an enclosed shower

Bedroom Two 11'01 x 10'10 (3.38m x 3.30m)

With a window to the rear elevation, fitted wardrobes, gas central heating radiator, carpeted flooring

Bedroom Three 12'01 x 9'08 (3.68m x 2.95m)

With a window to the front elevation, gas central heating radiator, laminated flooring

Bedroom Four 9'08 x 9'05 (2.95m x 2.87m)

With a window to the rear elevation with an outlook over the allotments and donkey field, gas central heating radiator, laminated flooring.

Family Bathroom 6'08 x 5'06 (2.03m x 1.68m)

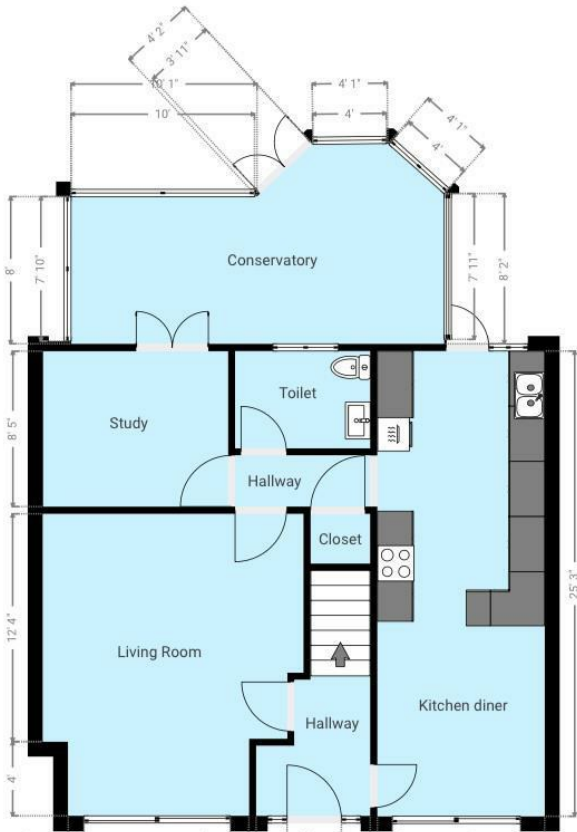
With a window to the rear elevation, low level W/C, hand wash basin with storage under, bath with hand held shower head, spotlights, heated towel rail, tiled walls and tiled flooring.

Rear

A private well established mature South West facing garden, with three sheds, two greenhouses, decked entertainment area, laid lawn.

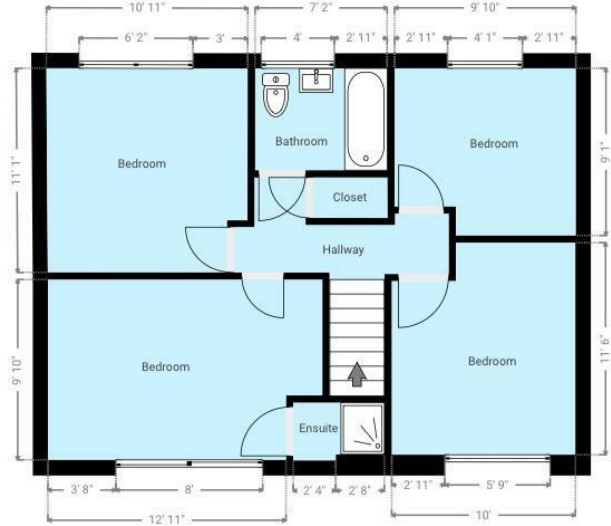
Floor Plan

▼ Ground Floor



▼ 1st Floor

Approximate Property measurements.
 Ground floor, 651.72 SQ FT (60.5 M2).
 First floor, 571.57 SQ FT (53.1 M2).
 Conservatory, 182 SQ FT (16.9 M2).

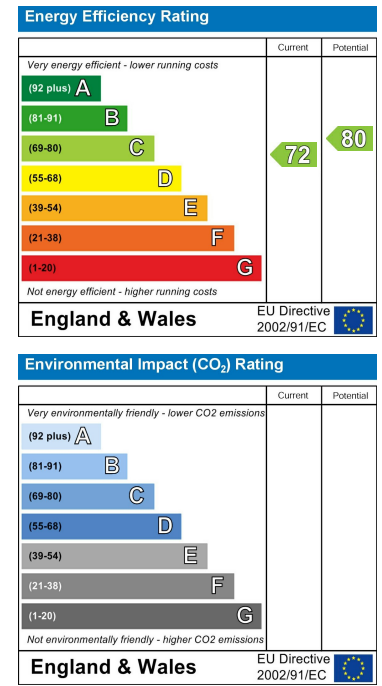


It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.