



Corbiere Weston Road, Weston On Trent, Derby, DE72 2BH

£350,000

A rare opportunity to purchase a detached two-bedroom bungalow on a generous plot in Weston upon Trent. Offering long gardens, ample parking, garage and workshop, the property provides excellent potential for redevelopment or extension, subject to permissions, all set within a tranquil rural location close to village amenities.

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Summary Description

Situated in the sought-after village of Weston upon Trent, this generous two-bedroom detached bungalow offers a rare opportunity to acquire a home set within a sizeable plot, surrounded by open countryside. Positioned between Weston and Aston upon Trent, the property enjoys a tranquil rural setting while still offering convenient access to nearby amenities and transport links. With its spacious layout and extensive gardens, the bungalow lends itself perfectly to further extension or redevelopment, subject to the necessary planning permissions.

The accommodation comprises a welcoming entrance porch, a spacious lounge with bay window and feature fireplace, and a well-equipped kitchen/diner with access to the rear garden. There are two comfortable double bedrooms and a modern family bathroom. Outside, the property boasts extensive gardens to both the front and rear, with the rear garden offering a mix of lawn, patio, and a productive vegetable plot with apple trees. The long tarmac driveway provides ample off-road parking for multiple vehicles, leading to a detached garage and separate brick-built workshop, complete with light, power, toilet, and wash facilities—ideal for hobbyists or those requiring additional storage.

Weston upon Trent is a picturesque Derbyshire village known for its peaceful setting and strong community spirit. Local amenities can be found in nearby Aston upon Trent, including shops, pubs, and schools, while further facilities are available in Shardlow and Derby. The area benefits from excellent transport connections, with easy access to the A50, A38 and M1 motorway networks, as well as East Midlands Airport and Derby city centre, making it a convenient base for commuters.

Entrance Porch

Having ceramic tiled flooring, open brick finish walls, upvc double glazed French doors to main entrance, upvc double glazed side windows.

Lounge

19'3" x 13'6" (5.89 x 4.12)



Having wood flooring, front aspect upvc double glazed bay window, upvc double glazed side window, gas fire to wooden Adam style fireplace, two radiators, tv point.

Kitchen/Diner

13'9" x 11'3" (4.2 x 3.45)



Having wood effect laminate flooring, rear aspect upvc double glazed door to garden, rear aspect upvc double glazed window, fitted wall and floor units to wood effect with stone effect roll edge worktops and tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, integrated electric oven with ceramic hob over and chimney style extractor hood, under counter space and plumbing for appliances, radiator.

Bedroom One

11'10" x 13'6" (3.62 x 4.12)



Carpeted, upvc double glazed bay window, radiator.

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Bedroom Two

10'10" x 11'8" (3.32 x 3.57)



Carpeted, rear aspect upvc double glazed window, radiator.

Bathroom

5'8" x 7'9" (1.73 x 2.37)



Having ceramic tiled effect laminate flooring, rear aspect upvc double glazed window, pedestal wash hand basin with chrome hot and cold taps, low flush wc, bath tub with chrome mixer tap having shower attachment, radiator, access to roof space.

OUTSIDE

Frontage and Driveway



There is a long lawned garden to the front with tarmacadam driveway running it's complete length and providing adequate parking for a number of vehicles parked in tandem.

Rear Garden



To the rear you will find an enclosed and very private garden which has been landscaped to provide a mixture of paved patio and lawn. There is a generous vegetable plot to the rear with apple trees and which overlooks farmers fields.

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Garage & Workshop



Beyond the secure gates to the driveway and found within the rear garden you will find two detached brick built buildings; a garage and a workshop. Both buildings have light and power.

Garage

20'8" x 10'0" (6.31m x 3.06m)

Fibreglass up and over door, personnel door.

Workshop

12'7" x 9'7" (3.84m x 2.93m)

Toilet, wash hand basin, rear window, wooden door.

Material Information

Verified Material Information

Council Tax band: E

Tenure: Freehold

Property type: Bungalow

Property construction: Standard undefined construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Rain water: Soak-away

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - OK, Vodafone - OK, Three - OK, EE - Good

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

For additional material information, please see the link:
<https://moverly.com/sale/J7xjNRGuxM6D4n3FhZeSZG/view>

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Disclaimer

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. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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 or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Location / what3words

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Buying to Let?

Guide achievable rent price: £1250pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small charge of £25 per person to cover the cost of these checks.

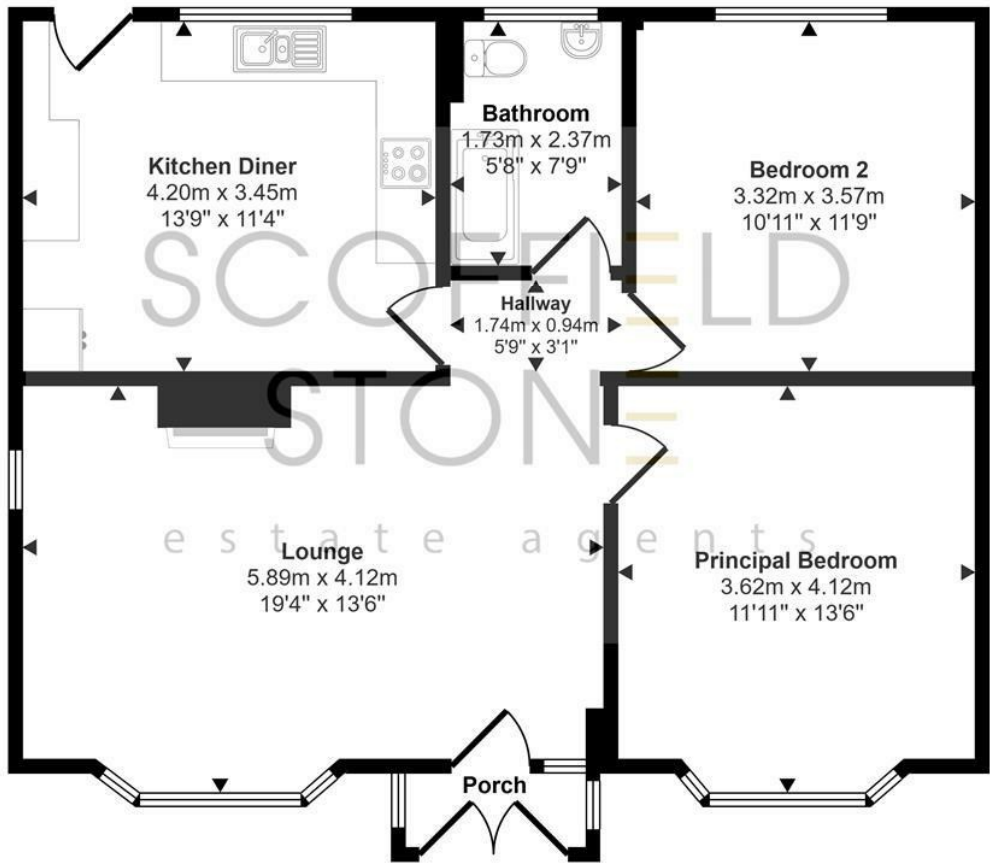


Sales: 01283 777100

Lettings: 01332 511000

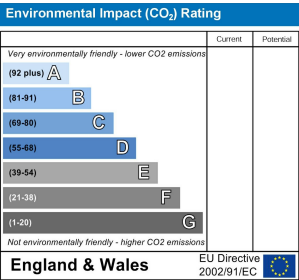
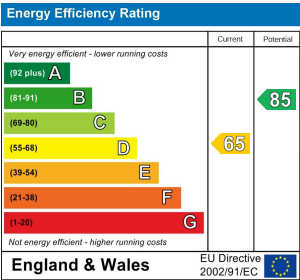
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Approx Gross Internal Area
74 sq m / 798 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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