



33 Chellaston Lane, Aston-On-Trent Derby, DE72 2AX Offers In The Region Of £375,000

AN APPEALING CHARACTER, BAY-WINDOWED PRE-WAR, THREE-BEDROOMED DETACHED RESIDENCE, enjoying a delightful position, adjoining and enjoying views to the rear over open countryside, in the desirable village of Aston-on-Trent. The property is available with IMMEDIATE VACANT POSSESSION, and affords an excellent opportunity for a scheme of refurbishment and potential structural extension to individual taste. Having the benefit of gas central heating and uPVC double glazing, the accommodation briefly comprises: -

GROUND FLOOR, entrance hall, front lounge, rear dining kitchen, side porch, cloaks/WC, and utility room. FIRST FLOOR, landing, three bedrooms, and bathroom. OUTSIDE, front garden, deep driveway affording ample tandem car standing, detached single garage, and mature rear garden of approx. 150-ft in depth. EPC D, Council Tax Band D.

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The Property

A traditional character, appealing pre-war, bay-windowed detached residence, which we understand is offered for sale for the first time since 1969. The property affords an exciting opportunity for purchasers to undertake further refurbishment, or structural extension, subject to requirements, and obtaining the usual planning and building regulation approvals. The accommodation comprises; entrance porch, entrance hall, lounge, dining kitchen, side porch, cloaks/WC, utility room, three bedrooms, bathroom, front garden, driveway parking, detached garage, and mature rear garden.



Location

The property is situated in the desirable village of Aston-on-Trent, which lies approx. 8-miles southeast of Derby city centre, within minutes driving distance of the A50, which affords easy commuting to the east and west of the region, together with the M1 motorway and East Midlands International Airport. Aston-on-Trent is well served by local amenities to include; Village Church, Village Store, public houses, restaurants, Primary School, and sports facilities such as cricket, football, and bowls.



Directions

When leaving Derby city centre by vehicle, proceed east along the A52 towards Nottingham, then after approx. 0.5-miles take the ring road exit onto the A5111 signposted for Loughborough and A6, continue along Raynesway to the A6 Alvaston Bypass, then at the roundabout take the first exit onto London Road towards Shardlow before turning right onto Derby Road for Aston-on-Trent. On entering Aston-on-Trent, turn right in the centre of the village onto Weston Road, before turning right into Chellaston Lane.

What 3 Words /// dusters.snipped.strict

Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13544

Accommodation

Having the benefit of gas central heating and uPVC double glazing, the detailed accommodation comprises: -

GROUND FLOOR

Arched Entrance Porch

Having original leaded-light and stained glazed door and side windows.

Entrance Hall

Having central heating radiator, uPVC leaded-light window, and stairs to the first floor with understairs store.

Front Lounge

4.70m x 3.66m max (15'5" x 12'0" max)

Measurements are 'maximum into bay'.

Having Adam-style fire surround and marble hearth, uPVC double glazed bay window to the front, uPVC double glazed window to the side, and central heating radiator.



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Dining Kitchen

3.96m x 3.68m (13'0" x 12'1")

Having feature period cast-iron Range on a raised tiled hearth, two central heating radiators, one-and-a-half bowl stainless steel sink unit with single drainer, kitchen fitments, uPVC double glazed windows to the side and rear, walk-in pantry, and uPVC double glazed French door to the rear garden.



Enclosed Side Porch

Having uPVC double glazed door to outside.

Cloaks/WC

Having low-level WC, wash hand basin, and uPVC double glazed window.

Utility Room

Having plumbing for automatic washing machine, and Gloworm wall-mounted gas-fired central heating boiler, which we understand was installed in 2023 and provides domestic hot water and central heating.

FIRST FLOOR

Landing

Having uPVC double glazed window.

Bedroom One

4.78m x 3.66m max (15'8" x 12'0" max)

Measurements are 'maximum into bay'.

Having uPVC double glazed bay window to the front, uPVC double glazed side window, fitted triple wardrobe, and central heating radiator.



Bedroom Two

3.96m x 3.66m (13'0" x 12'0")

Having central heating radiator, uPVC double glazed side window, and uPVC double glazed window to the rear enjoying views over open countryside.



Bedroom Three

2.11m x 2.51m (6'11" x 8'3")

Having central heating radiator, and uPVC double glazed window to the front.

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Bathroom

Having suite comprising; low-level WC, panelled bath with shower mixer taps, and pedestal wash hand basin, together with central heating radiator, uPVC double glazed window, and built-in airing cupboard housing a hot water cylinder.



OUTSIDE

Front Garden

Deep front garden, having lawn, and deep driveway affording ample tandem car standing spaces and leading to the rear.

Detached Single Garage

Having double doors to the front.

Rear Garden

A particular feature to note is the mature rear garden, approaching 150-ft in depth, having patio, lawns, flower and shrub borders, and orchard area with apple, pear and damson trees, with the rear hedge adjoining open fields.



ADDITIONAL INFORMATION

Tenure

We understand the property is held freehold, with vacant possession provided upon completion.

Services

PLEASE NOTE, the agents have not tested any of the services, and no warranties are given or implied.

Anti-Money Laundering (AML) Regulations

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter.

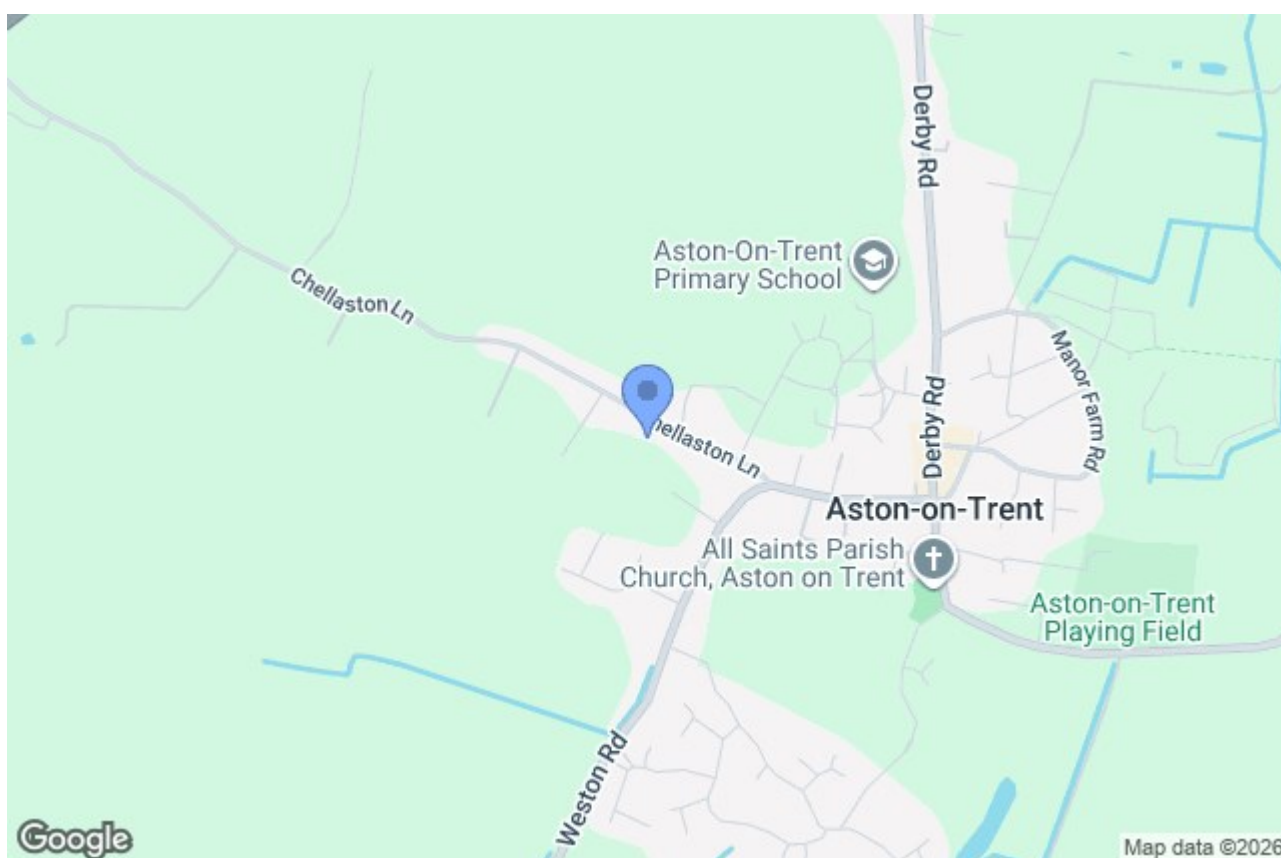
In order to carry out the identity checks, we will need to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

REF: R13544

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		74
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	



PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for

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