



GADSBY  
NICHOLS

58 Derby Road, Aston-on-Trent, Derby, DE72 2AF

£975,000

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A STUNNING HIGH SPECIFICATION, SIX-BEDROOMED, INDIVIDUALLY DESIGNED AND CONSTRUCTED, DETACHED FAMILY HOME, enjoying mature gardens extending to nearly 0.25-acres, in the desirable village of Aston-on-Trent. Requiring internal inspection to be fully appreciated, the property affords many individual and pleasing features, and having the benefit of gas central heating, uPVC double glazing, underfloor heating to the ground floor, and integrated speaker system, together with security lighting and cameras outside, the accommodation briefly comprises: -

GROUND FLOOR, impressive reception hall, cloaks/WC, formal lounge, superb living dining kitchen with range of integrated appliances and bi-fold doors, and utility room. FIRST FLOOR, landing, bedroom one with Juliet balcony, ensuite dressing room and luxury ensuite shower room, guest bedroom two with ensuite shower room, two further bedrooms, and luxury main bathroom. SECOND FLOOR, landing, two double bedrooms, and 'Jack 'n' Jill' bathroom. OUTSIDE, wide frontage affording ample car standing spaces, and deep mature rear garden incorporating bar with cloaks/WC and garden storage. EPC B, Council Tax Band G.

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### THE PROPERTY



A rare opportunity for the discerning purchaser to acquire a stunning, three-storey detached residence, which has been constructed in recent years to an individual design and specification, for modern contemporary family living. Early internal inspection is highly recommended to fully appreciate the high specification accommodation, suited to families and entertaining, comprising; reception hall, cloaks/WC, lounge/cinema room, extremely large living dining kitchen, utility room, bedroom one with balcony, ensuite dressing room and ensuite shower room, bedroom two with ensuite shower room, a further two bedrooms, family bathroom, an additional two bedrooms, Jack 'n' Jill bathroom, ample car standing, and beautifully designed rear garden. The gardens extend to approx. 0.25 acres.

### LOCATION

Aston-on-Trent is a desirable village setting, with the retention of a number of amenities to include village store and post office, village Church, public houses and restaurants, village primary school, and sports ground, yet is within minutes driving distance of the

A50, which in turn affords easy access to the A38, M1 motorway, and East Midlands International Airport.

### DIRECTIONS

When leaving Derby city centre by vehicle, proceed along the A52 taking the eventual exit for Raynesway, then at the of Raynesway, at the traffic island, turn left onto the A6 Shardlow Road, before turning right for the village of Aston-on-Trent. On entering the village, the property will be found on the left-hand side.

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### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13529

### ACCOMMODATION

Having the benefit of gas central heating, uPVC double glazing, underfloor heating to the ground floor, and integrated speaker system to principal rooms, together with security lighting and cameras externally, the detailed accommodation comprises: -

### GROUND FLOOR

### IMPRESSIVE RECEPTION HALL



Having composite security entrance door, uPVC double glazed side panels, uPVC double glazed side window, porcelain tiled floor, five ceiling downlighters, and feature oak-and-glazed central staircase to the first floor.

### CLOAKS/WC



Having modern white sanitary ware comprising

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low-level WC with concealed cistern, and wash hand basin in vanity unit with drawers under, together with porcelain tiled floor, heated towel rail, and ceiling extractor fan.

### FORMAL FRONT LOUNGE/CINEMA ROOM

5.59m x 4.78m max (18'4" x 15'8" max)



Having feature raised-and-recessed log-effect 'living flame' gas fire, four ceiling speakers, and two uPVC double glazed windows to the front.



### SUPERB LIVING DINING KITCHEN

11.73m x 5.61m max (38'6" x 18'5" max)



Comprising: -

### LIVING DINING AREA



Having feature panelled wall, six bifold doors opening to the patio, ideal for entertaining purposes, porcelain tiled floor, ceiling speakers, ten ceiling downlights, and opening to the: -



### KITCHEN AREA



Having extensive range of stylish, grey, quality floor and wall units, integrated appliances to include electric induction hob with extractor hood and light over, electric oven, electric microwave/combination oven, dishwasher, and wine cooler, ample quartz work surface areas with matching splashbacks and inset one-and-a-half bowl stainless steel sink unit,

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matching wide breakfast bar, porcelain tiled floor, three Velux double glazed rooflights, uPVC double glazed window, ceiling downlighters, ceiling speakers, and built-in cloaks cupboard.



### UTILITY ROOM

2.64m x 2.16m (8'8" x 7'1")

Having fittings comprising one double base unit, one single base unit, and one double wall unit, together with quartz work surfaces and splashbacks with inset one-and-a-half bowl sink unit, porcelain tiled floor, uPVC double glazed window, uPVC double glazed side entrance door, and boiler cupboard housing a Worcester gas-fired boiler and large hot water cylinder providing domestic hot water and central heating.

### FIRST FLOOR

#### LANDING

Having feature oak-and-glazed balustrade, six ceiling downlighters, central heating radiator, and feature oak-and-glazed staircase to the second floor.

### BEDROOM ONE

6.55m x 3.35m plus (21'6" x 11'0" plus)



Measurements are 'plus door recess'. Having uPVC double glazed double French doors and side windows opening to glazed Juliet balcony, ceiling speakers, ceiling downlighters, two central heating radiators, and access to the loft space by way of a timber loft ladder.

### ENSUITE DRESSING ROOM

3.12m x 2.41m max (10'3" x 7'11" max)

Having uPVC double glazed window, and central heating radiator.

### LUXURY ENSUITE SHOWER ROOM



Having modern white sanitary ware comprising low-level with concealed cistern, wash hand basin in vanity unit with drawer under, and walk-in shower enclosure with rain and handheld shower attachments, together with recessed glass display shelving, porcelain tiled floor with underfloor heating, heated towel rail, tiled walls with large inset mirror, uPVC double glazed window, ceiling downlighters, and extractor fan.

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### GUEST BEDROOM TWO

4.24m x 2.82m max (13'11" x 9'3" max)



Having three ceiling downlighters, uPVC double glazed window, and central heating radiator.

### ENSUITE SHOWER ROOM



Having modern white sanitary ware comprising low-level WC with concealed cistern, wash hand basin in vanity unit with drawer under, and walk-in shower

enclosure with rain and handheld shower fittings, together with tiled floor with underfloor heating, tiled walls, heated towel rail, uPVC double glazed window, three ceiling downlighters, and ceiling extractor fan.

### FRONT BEDROOM THREE

3.40m x 2.92m (11'2" x 9'7")

Having uPVC double glazed window, central heating radiator, and four ceiling downlighters.

### FRONT BEDROOM FOUR

2.72m x 2.72m (8'11" x 8'11")



Having uPVC double glazed window, and central heating radiator.

### LUXURY FAMILY BATHROOM

2.97m x 2.84m (9'9" x 9'4")



Having white sanitary ware comprising free-standing bath with shower mixer taps, low-level WC with concealed cistern, wash hand basin in vanity unit with cupboards under, and large walk-in shower cubicle with rain and handheld shower fittings, together with underfloor heating, heated towel rail, two uPVC double glazed windows, ceiling speaker, ceiling downlighters, and recessed glass display shelving.

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Velux double glazed rooflight to the front, central heating radiator, and door to the: -

### JACK 'N' JILL BATHROOM

3.05m x 1.83m (10'0" x 6'0")



Having white sanitary ware comprising free-standing bath with shower mixer taps, wash hand basin in vanity unit with drawer under, and low-level WC, together with porcelain tiled floor with underfloor heating, two heated towel rails, sensor lighting, ceiling extractor fan, and further door opening to: -

### BEDROOM SIX

4.98m x 3.40m max (16'4" x 11'2" max)



Measurements are 'maximum to eaves'. Having uPVC double glazed window, Velux double glazed rooflight, central heating radiator, and four ceiling downlighters.

### OUTSIDE

## SECOND FLOOR

### LANDING

Having uPVC double glazed rooflight.

### BEDROOM FIVE

5.00m x 3.76m max (16'5" x 12'4" max)



Measurements are 'maximum into eaves'. Having uPVC double glazed window to the rear,

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### FRONT GARDEN



The property has a wide frontage, set behind brick walling, with an extensive block-paved driveway affording up to eight car standing spaces.

### LONG REAR GARDEN



Enclosed by fencing for privacy, having stunning extensive paved patio with steps down to a lower patio and sitting area with gas point and provision for

a fire pit. The rear garden enjoys extensive lawns, with fruit trees, play area, and further paved patio.



### OUTSIDE BAR AREA



A particular feature to note is the large external bar, with bar area and sitting area, and cloaks/WC.

### 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, before accepting instructions to market their property.

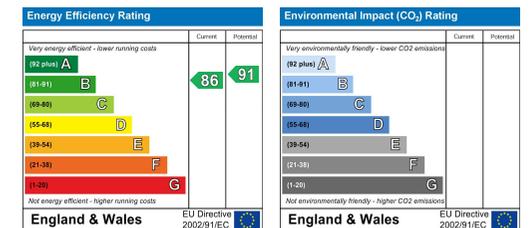
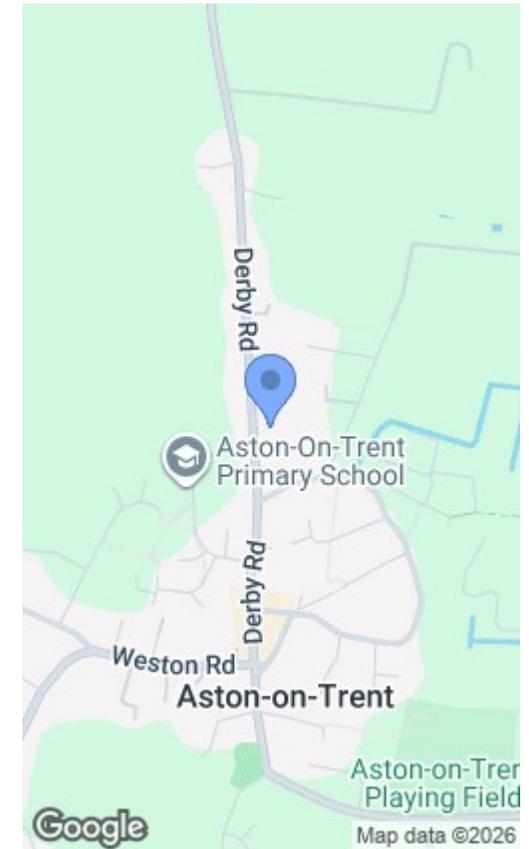
We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

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

- 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;
- 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.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13529**



**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 illustrative purposes, and should be used as such by any prospective

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