



Shirley Park,
Aston-On-Trent, Derby
DE72 2AP

£225,000 Freehold



THIS IS A TWO DOUBLE BEDROOM DETACHED BUNGALOW SITUATED ON A QUIET CUL DE SAC ON THE OUTSKIRTS OF THE SOUGHT AFTER VILLAGE OF ASTON ON TRENT.

Being located on Shirley Park, this two double bedroom detached bungalow is being sold with the benefit of NO UPWARD CHAIN and is ready for a new owner to take immediate occupation. In time, the property could do with some updating works being carried out, but this is not required to start living at the property which is something people will see when they view. For the size and layout of the accommodation and privacy of the rear garden, we do recommend that a viewing is taken so that interested parties can see all of that which is included with this lovely bungalow for themselves.

The property stands back from the road and has a gable fronted appearance and is constructed of brick to the external elevations under a pitched tiled roof. The well proportioned accommodation derives the benefits of having gas central heating and double glazing and includes a reception hall, a large lounge with French doors leading out to the rear garden and a coal effect gas fire set in the chimney breast. The kitchen is fitted with extensive ranges of wall and base units and has integrated appliances. The two double bedrooms are positioned at the front of the bungalow, the main bedrooms has a range of fitted wardrobes and the second bedroom has recently been used as a dining room. The tiled and panelled shower room has a walk-in shower but could have a bath reinstated if this was preferred by a new owner. Outside, there is an adjoining garage on the right hand side of the bungalow, a drive, pebbled parking area and lawn at the front, and at the rear there are patio/ seating areas around the garden, a lawn, established borders and fencing with natural screening and a wall to the boundaries.

Aston on Trent is a very sought after village which is easily accessible to Derby, Nottingham and other East Midlands towns and cities. There is a local village store, Post Office, two pubs and a delicatessen/cafe in the village, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include Junction 24 of the M1, the A50 and A42, East Midlands Airport, stations at East Midlands Parkway in Derby and various main roads provide good access to Nottingham and Derby and other East Midlands towns and cities.



Front Door

Stylish composite front door with two inset ornate glazed panels and an outside light, leading to :

Reception Hall

Laminate flooring, hatch to the loft, airing/storage cupboard and electricity meter and fuse box housed in a high level cupboard.

Sitting Room

16'9 x 11'2 reducing to 9'7 (5.11m x 3.40m reducing to 2.92m)

This reception room has double glazed double opening French doors with double glazed windows to either side leading out to the private rear garden, double glazed eye level window to the side wall, coal effect gas fire set in the chimney breast, cornice to wall/ceiling, radiator, a TV aerial point and two wall lights.

Kitchen

10'8 x 9'2 (3.25m x 2.79m)

The kitchen is fitted with white finishes units and includes a one and a half bowl sink with a mixer tap, a four ring gas hob set in a work surface which extends to three sides and has space for an automatic washing machine, cupboards, drawers and a Hotpoint oven below, "L" shaped breakfast bar/work surface, further work surface with cupboard and drawer beneath, space for an under counter fridge and freezer, matching eye level wall cupboards with shelving to one end, fully tiled walls and tiled flooring, double glazed window to the rear, radiator and a half double glazed door leading out to the rear garden.

Bedroom 1

13'6 x 11'2 (4.11m x 3.40m)

Double glazed bow window to the front, radiator and range of fitted wardrobes extending along one wall.

Bedroom 2

9'9 x 9'3 (2.97m x 2.82m)

This room has recently been used as a dining room and has a double glazed bay window to the front and radiator.

Shower Room

The original bathroom has been changed into a shower room and is tiled to the walls with panelling to the lower parts of the walls and includes a walk-in shower with Triton electric shower, tiling to two walls and a glazed pivot door and protective screen, pedestal basin with mixer tap, low flush w.c., double mirror fronted wall cabinet with towel rail below, mirror and fan heater to one wall, radiator with towel rail over and a double opaque glazed window.

Attic

30' x 10' (9.14m x 3.05m)

The attic space extends from the front to the rear of the bungalow, the measurements taken for the width are to the purlins, there is a double glazed window to the front, the floor is boarded and the attic provides most useful storage space, hobby room or similar.

Outside

Garage

16' x 8' (4.88m x 2.44m)

The adjoining concrete sectional garage has two side hinged doors at the front and a door leading out to the rear.

Front Garden

At the front of the property there is a drive in front of the garage and a pebbled parking area with a low level wall, lawn and a slab path runs from the pavement through a gate to the main entrance door on the left of the bungalow.

Rear Garden

To the rear of the property there is a slab patio leading onto a lawn and a path runs down to the bottom of the garden, there is a brick store, space for a shed and a bin storage area, there are two further seating areas towards the bottom of the garden, established borders to the right hand side of the lawn and there is a raised bed at the bottom of the garden, step from the patio at the rear of the bungalow to a paved area behind the garage and the garden is kept private by having fencing and hedging to the side boundaries and a wall to the rear boundary, there is an outside light and outside tap provided.

Council Tax

South Derbyshire Council Band C

Additional Info

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 5mbps Superfast 80mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.