



**60 Manor Farm  
Road  
Aston-On-Trent  
Derby  
DE72 2BW**

**Offers In The  
Region Of  
£320,000**

- FAVOURED VILLAGE LOCATION
- DETACHED 2/3 BEDROOMS
- VERSATILE ACCOMMODATION
- LOUNGE AND BREAKFAST KITCHEN
- DINING ROOM/OCCASIONAL BEDROOM
- GROUND FLOOR SHOWER ROOM
- TWO FIRST FLOOR DOUBLE BEDROOMS
- BATHROOM
- GARAGE
- LOW MAINTENANCE REAR GARDEN

## GENERAL INFORMATION

### THE PROPERTY

This well-presented two/three-bedroom detached property provides versatile living accommodation in a fabulous, highly regarded village location. The property is set back from the road behind a fore garden, with an adjacent driveway providing off-road parking and leading to a single garage. To the rear is a delightful low-maintenance garden with space for a garden shed and greenhouse.

The property benefits from no upward chain and a gas central heating system. Internally, it comprises an L-shaped entrance hall, guest cloakroom/shower room, sitting room with feature fireplace, breakfast kitchen, dining room/occasional bedroom three, and conservatory off. The first-floor landing leads to two double bedrooms, fitted wardrobes, and a bathroom with a white suite.





## LOCATION

Aston on Trent is a very popular South Derbyshire village set amid attractive open countryside close to the Trent and Mersey Canal providing delightful walks. The village itself offers a post office, general store, church, primary school, a selection of village inns and is also within the catchment area of Chellaston Academy. It also provides very easy access to the A50 and A6 linking to the M1, M6, A38 and East Midlands Airport.

## GROUND FLOOR

### ACCOMMODATION

Entrance door opening through to hallway.

### HALLWAY

1.93m inc stairs x 5.01m (6'3" inc stairs x 16'5")

Stairs off to first floor, useful understairs storage cupboard and doors leading off:

### LOUNGE

3.76m x 5.30m (12'4" x 17'4")

Has a bow window to the front aspect, highline window to the side aspect, feature fire surround with electric fire inset, coving to ceiling and ceiling light points.

### DINING ROOM/GROUND FLOOR BEDROOM

3.30m x 2.79m to french doors (10'9" x 9'1" to french doors)

Tiled floor, ceiling light point, radiator and French doors through to conservatory.

### CONSERVATORY

3.38m to french doors x 2.74m (11'1" to french doors x 8'11")

French doors leading out onto the rear patio, ceiling light point and tiled floor.

### GROUND FLOOR SHOWER ROOM

1.68m to window x 2.15m max (5'6" to window x 7'0" max)

Has a window to the side aspect, shower with glazed screen, W.C. and vanity unit with hand wash basin inset, there are tiled surrounds, radiator and ceiling light point.

### BREAKFAST KITCHEN

3.65m x 3.25m (11'11" x 10'7")

Has an obscure full glazed door to the rear aspect, window looking out into the garden, the kitchen is fitted with a range of base cupboards, drawers and co ordinating wall mounted cabinets, work



tops incorporate a one and a quarter stainless steel sink with side drainer and a four ring gas hob, there is a built in electric oven, space for washing machine and fridge freezer. There is also a further useful storage cupboard ideal as a pantry or for housing a Hoover.

#### FIRST FLOOR

Stairs rise to:

#### LANDING

Having loft access point, storage cupboard housing the domestic hot water and central heating Valiant boiler and doors leading of to:

#### BEDROOM ONE

3.79m x 3.19m (12'5" x 10'5")

Having a window looking out over the rear aspect, radiator, ceiling light point and a range of built in wardrobes providing hanging space and shelving.

#### BEDROOM TWO

3.21m max 2.03m min x 5.34m (10'6" max 6'7" min x 17'6")

Has a window to the front aspect, built in wardrobes with hanging space, further loft storage area, radiator and ceiling light point.

#### L SHAPED BATHROOM

2.57m max 1.39m min x 1.90 max 0.95m min (8'5" max 4'6" min x 6'2" max 3'1" min)

Obscure window to the side aspect, panelled bath with mixer taps and separate electric Triton shower over, pedestal hand wash basin, W.C., tiled surrounds, radiator and ceiling light point.

#### OUTSIDE

The property sits back off Manor Farm Road behind a lawned frontage with herbaceous borders, a drive provides parking for vehicles and leads to an integral garage. There is a low maintenance rear garden with paved patio areas and herbaceous borders with space for greenhouses and sheds.

#### GARAGE

5.13m to remote roller doors x 2.79m (16'9" to remote roller doors x 9'1")

Has up and over door, power and light and a door leading back into the hallway of the house.

#### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### COUNCIL TAX BAND

South Derbyshire District Council - Band D

#### CONSTRUCTION

Standard Brick Construction

#### CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains



Sewage - Mains  
Broadband supplier

#### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education>

</schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

#### CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 01/2024) A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 12025.

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

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