





\*\*\*\* IMPRESSIVE FIVE-BEDROOM EXTENDED FAMILY HOME  
BACKING ONTO SCHOOL PLAYING FIELDS \*\*\*\* SUITABLE FOR  
INDEPENDENT LIVING \*\*\*\*

This beautifully presented and substantially extended five-bedroom family home offers spacious and versatile accommodation, finished to an immaculate standard throughout.

The ground floor offers under floor heating and comprises a welcoming entrance hall with guest cloakroom, a lounge, and a separate family room. The heart of the home is a high-specification fitted dining kitchen, complete with integrated appliances, breakfast bar, and doors opening out onto the rear garden, perfect for both everyday living and entertaining. A generously sized utility/laundry room adds further practicality.

The master bedroom benefits from a stylish en suite shower room, and the first floor offers four further well-proportioned bedrooms and a modern fitted family bathroom.

Externally, the property enjoys an enclosed and landscaped rear garden backing onto school playing fields, offering a pleasant open aspect. A timber cabin provides a versatile space with two rooms, a workshop and home gym, or office. To the front, there is a driveway providing off-road parking. Located in the highly regarded village of Weston-on-Trent, the property benefits from a strong community feel, a well-regarded primary school, and excellent access to nearby transport links including the A50, A38, M1 and East Midlands Airport. The village offers a blend of countryside charm with convenient access to Derby, Nottingham, and beyond, making it a popular choice for families and commuters alike.

INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE CONDITION, SPACE, AND LOCATION THIS PROPERTY HAS TO OFFER.



## HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

## CLOAKROOM

Low flush wc, wash hand basin.

## LOUNGE

Upvc double glazed windows and doors onto the garden and a radiator.

## FAMILY ROOM

Versatile room could be bedroom 6. Upvc double glazed window to the front and a radiator.

## KITCHEN DINER

Impressive kitchen with fitted wall mounted, base and drawer units with work surfaces and a breakfast bar. Sink uni, space for a wastage style cooker and fitted extractor hood, integrated dishwasher and fridge freezer. Upvc double glazed window to the front and double doors onto the garden and doors to -

## UTILITY ROOM

Fitted cupboard, work surface, sink and drainer unit, plumbing and space for a washing machine, space for a tumble dryer and upvc double glazed window.

## BEDROOM 1

Upvc double glazed window and a door to the ensuite.

## EN SUITE

Walk-in shower, low flush wc, wash hand basin, heated towel radiator and upvc double glazed window.



## BEDROOM 2

Wardrobes, radiator and upvc double glazed window.

## BEDROOM 3

Wardrobes, radiator and upvc double glazed window.

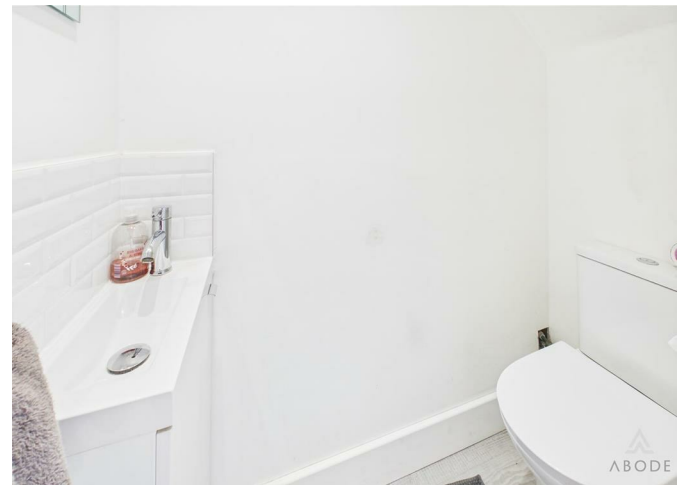
## BEDROOM 4

Wardrobes, radiator and upvc double glazed window.

## BEDROOM 5

Radiator and upvc double glazed window.







### BATHROOM

Modern white bathroom offering a panel enclosed bath with a shower and shower screen, low flush wc, vanity sink unit with wash hand basin and storage under and a radiator.

### OUTSIDE

Parking to the front and side gated access to the enclosed rear garden offering perfect entertaining spaces, raised decked areas, paved patio and lawn.

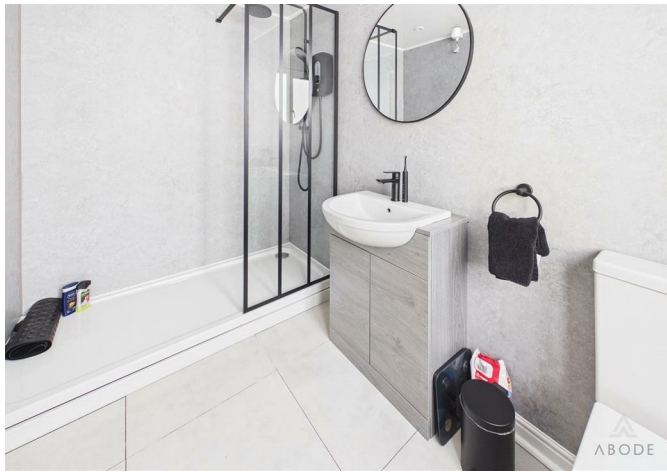
### TIMBER CABIN

A useful gym or home office space with windows and doors onto the garden. Sliding door into a work shop room.

### SOLAR PANELS

Owned solar panels.











Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

147.9 m<sup>2</sup>

1592 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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