





**** 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.

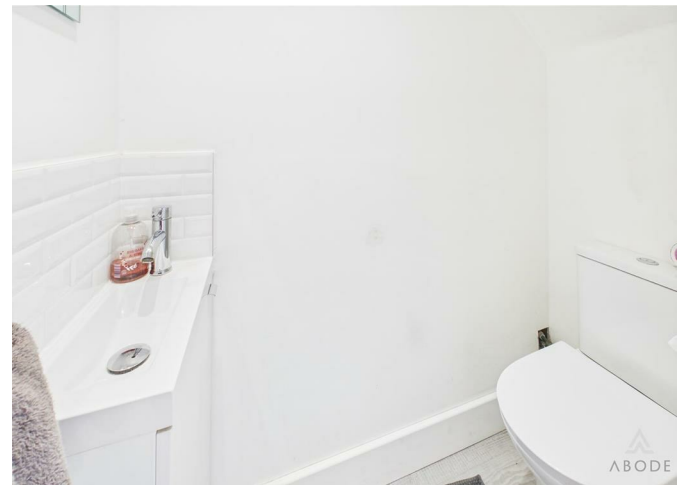
BEDROOM 4

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.

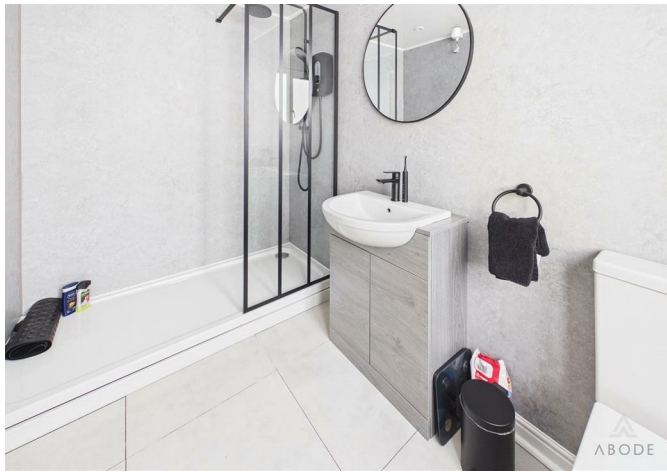
TIMBER CABIN

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⁽¹⁾

147.9 m²

1592 ft²

(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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