





***** BEAUTIFULLY PRESENTED FOUR
BEDROOM DETACHED FAMILY HOME IN THE
HEART OF THE HIGHLY SOUGHT AFTER VILLAGE
OF WESTON-ON-TRENT *****

Occupying a desirable position within this picturesque and well-connected village, this superb detached family home is beautifully presented throughout and offers spacious, versatile accommodation ideal for modern family living.

The accommodation comprises an entrance hall, guest cloakroom, fitted dining kitchen, lounge and a dining room opening into a conservatory overlooking the garden. To the first floor are four well-proportioned bedrooms, en-suite shower room and family bathroom.

Outside, the property enjoys immaculate, well-maintained gardens to the front and rear, a driveway providing off-road parking and a single garage with an electric door.

Weston-on-Trent is a highly regarded village offering a wonderful community atmosphere, a popular primary school, village pub, church and scenic countryside walks along the River Trent. Ideally positioned for commuters, the village provides excellent access to Derby, Burton upon Trent, the A50, A38 and East Midlands Airport, making it an excellent choice for families and professionals alike.



ABODE
SALES & LETTINGS

HALL

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

CLOAKROOM

Low flush wc, wash hand basin and radiator.

KITCHEN

Solid wood fitted wall mounted, base and drawer units with quartz work surfaces and a sink and drainer unit with mixer tap. Fitted electric oven, induction hob and extractor, integrated washing machine and space for a fridge freezer. Matching low level breakfast bar, radiator, hatch through to the dining room, upvc double glazed window to the front and a door to the side.

LOUNGE

Feature brick fireplace with log effect gas stove, radiator, upvc double glazed bow window to the rear and an arch to the dining room.

DINING ROOM

Hatch through to the kitchen, radiator and double glazed sliding doors into the conservatory.

CONSERVATORY

Brick base with double glazed windows and sliding doors onto the garden.

FIRST FLOOR LANDING

Airing cupboard, loft access, radiator and doors to -

BEDROOM 1

Fitted wardrobes with dressing table and drawers, upvc double glazed window overlooking the garden and a radiator.

EN SUITE

Full tiled with corner shower, wash hand basin, low flush wc and a chrome ladder style radiator.

BEDROOM 2

Wardrobes, radiator and upvc double glazed window to the front.

BEDROOM 3

Wardrobes and cupboard, radiator and upvc double glazed window overlooking the garden.

BEDROOM 4

Storage cupboard, upvc double glazed windows to the front and side and a radiator.



BATHROOM

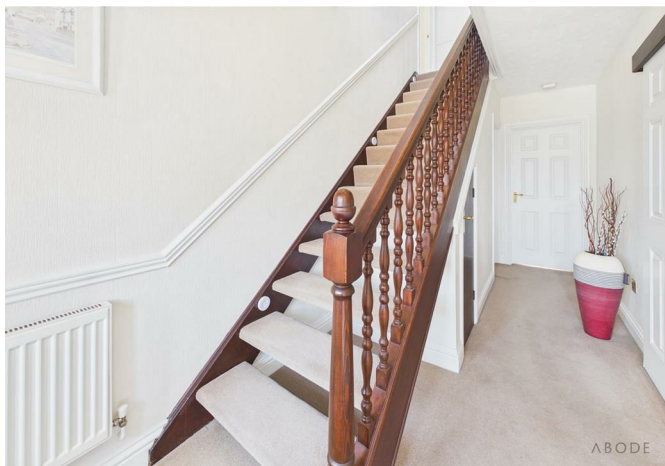
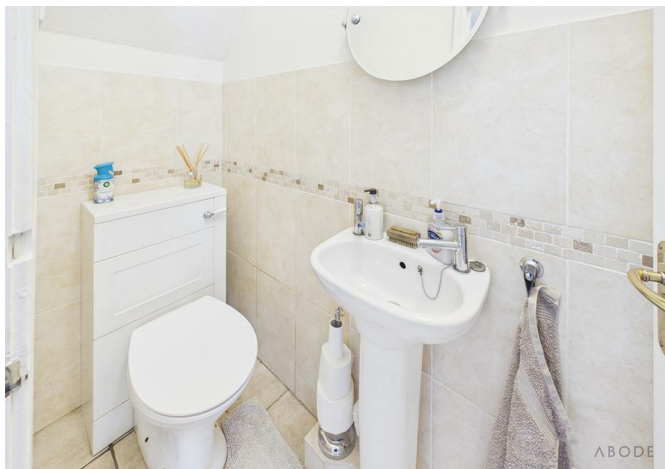
P-shape panel enclosed bath with an electric shower over and a shower screen, low flush wc, wash hand basin, radiator and upvc double glazed window.

OUTSIDE

Block paved sweeping drive, single garage with electric door. Front lawn with borders and side access to the rear garden offering a good size lawn with block paved and paved seating areas, mature plants and shrubs and an outside tap.







AML Disclaimer - Derby/Swadlincote Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks. Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Derby/Swadlincote Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.







Approximate total area⁽¹⁾

82.9 m²

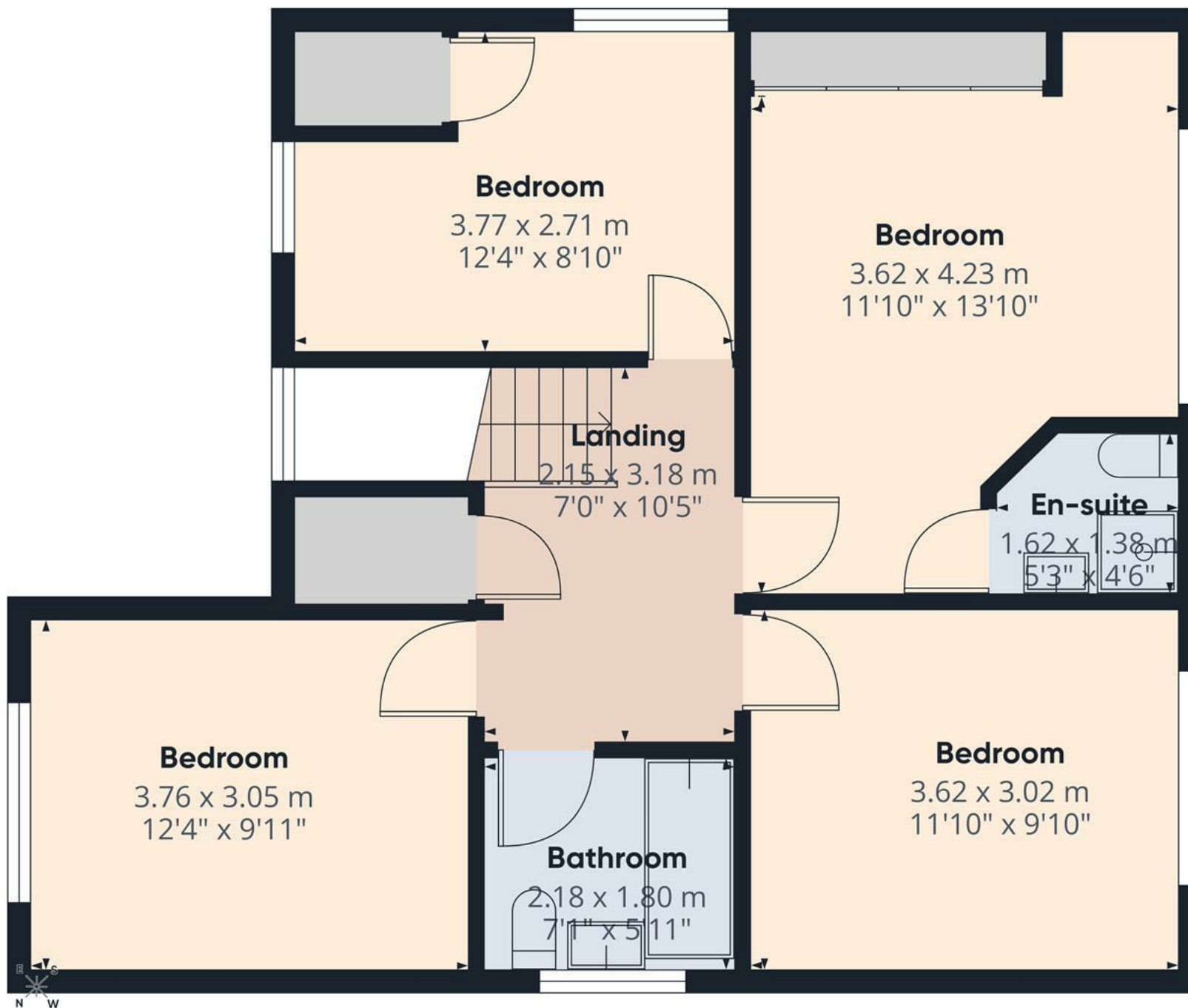
893 ft²

(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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Floor 0



Floor 1

Approximate total area⁽¹⁾
60.8 m²
656 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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