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Shirley Park, Aston-on-Trent,
Derbyshire
£475,000



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SPACIOUS DETACHED BUNGALOW BACKING ONTO PARKLAND – Located within a peaceful cul-de-sac in the sought-after village of Aston-on-Trent, this well-presented detached bungalow offers versatile accommodation arranged across two floors and enjoys a lovely position overlooking parkland to the rear. Offered with no upward chain, the property provides adaptable living with the option of three or four bedrooms, ideal for those seeking ground floor living or additional reception space.

The interior is bright and welcoming, featuring a spacious lounge, fitted kitchen overlooking the garden, and a ground floor bedroom complemented by a modern shower room. Outside, attractive landscaped gardens, a driveway, garage and useful workshop/store complete this appealing home in a desirable village setting.





The Detail

This spacious detached bungalow offers a thoughtfully arranged layout designed to provide flexibility for a variety of lifestyles. The property is entered via a welcoming hallway with stairs rising to the first floor and doors leading to the main living spaces.

The lounge sits at the front of the property and provides a comfortable reception room with windows to both the front and side aspects, allowing plenty of natural light. To the rear, the fitted kitchen overlooks the garden and is equipped with a range of base and wall-mounted units, integrated appliances and useful pantry storage.

A ground floor double bedroom benefits from fitted wardrobes, while a further versatile room is currently arranged as a dining room with sliding patio doors opening onto the rear garden. A modern shower room with a fully tiled enclosure completes the ground floor.



Upstairs are two generous double bedrooms, including a principal bedroom with an ensuite cloakroom and useful eaves storage. Externally, the property sits behind a block-paved driveway with a shaped front lawn, while the landscaped rear garden features patio seating areas, established planting and pleasant views over adjoining parkland. A garage with workshop/store area provides additional practicality and storage.





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The Location

Aston on Trent is a desirable village offering a peaceful rural setting with easy access to local amenities. The property is within walking distance of the local primary school, making it an ideal location for families.

The village features charming pubs, including The Malt and Notsa, known for its selection of cask ales, and offers picturesque river walks along the Trent. For leisure and outdoor activities, nearby Elvaston Castle and its surrounding parkland provide a perfect retreat. The surrounding Derbyshire countryside offers a wealth of scenic spots for exploration.

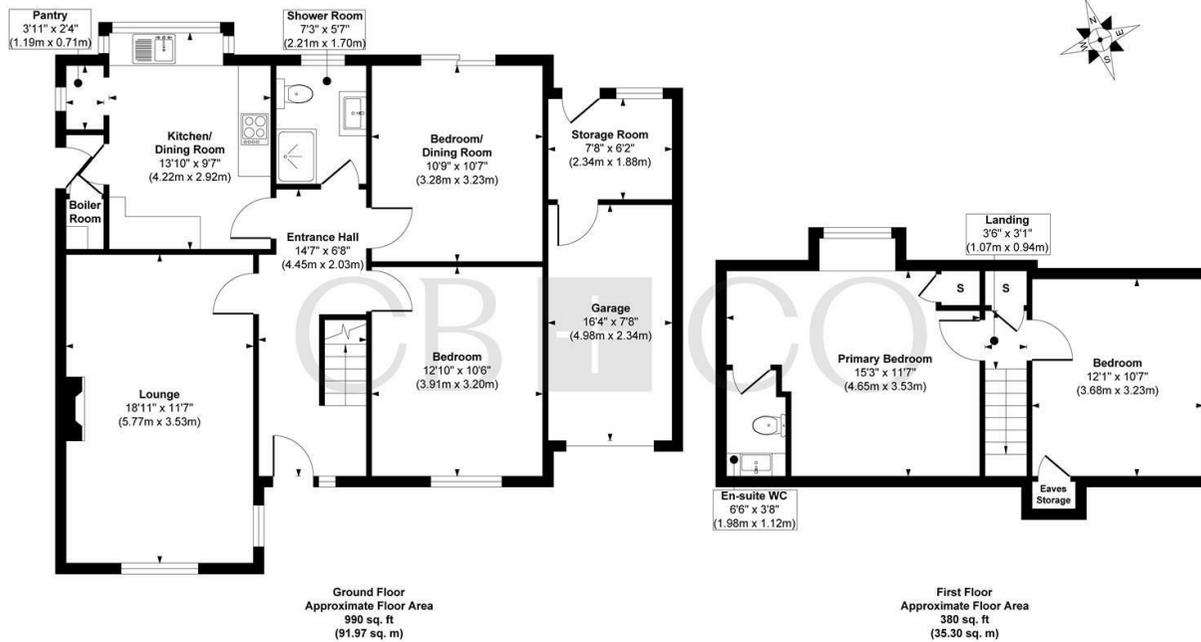
Transport links are excellent, with quick access to East Midlands Parkway for rail travel to London, as well as the M1 and A50, providing excellent road links to surrounding areas and beyond. The nearby airport adds further convenience for travel.







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Approx. Gross Internal Floor Area 1370 sq. ft / 127.27 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Spacious Three/Four Double Bedroom Detached Dormer Bungalow
- Delightful Cul-de-Sac Location Backing onto Parkland
- Highly Sought after South Derbyshire Village
- Gas Central Heating & Double Glazing
- Entrance Hallway, Lounge, Dining Kitchen, Pantry & Ground Floor Shower Room)
- Two Ground Floor Double Bedrooms (One Currently Used as Dining Room)
- Two Generous First Floor Bedrooms & En-Suite WC
- Front Garden, Driveway, Attached Single Garage & Store/Utility
- Delightful Private and Enclosed Landscaped Rear Garden
- No Chain Involved

Size

Approx 1370.00 sq ft

Energy Performance Certificate (EPC)

Rating E

Council Tax Band

D

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Let's Talk

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