

Holden Avenue, Aston-on-Trent. DE72 2AW

£425,000 Freehold

FOR SALE



**DP** DERBYSHIRE  
PROPERTIES  
- SALES & LETTINGS -

## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer this impressive and versatile semi-detached home, thoughtfully extended to both the front and rear by the current owners. Boasting spacious, open-plan living areas and a self-contained annex, this property is perfect for multigenerational families or anyone seeking flexible, independent accommodation.

With its generous proportions and adaptable layout, this home truly offers something for everyone.

The property is located in the sought-after village of Aston-on-Trent, offering a peaceful village atmosphere while remaining within easy reach of Derby and the surrounding East Midlands. Local amenities, schools, and excellent transport links make this a highly convenient and desirable location.

An internal inspection is strongly recommended to fully appreciate the size, style, and potential of this exceptional property.

## FEATURES

- Self-contained ANNEX, perfect for multigenerational living or independent accommodation
- Spacious open-plan living areas ideal for modern family life
- Attractive front garden with gravel driveway providing parking for 2-3 vehicles
- Substantial and versatile semi-detached home with front and rear extensions
- Family-friendly rear garden with full-width decking, large lawn, and mature borders
- Sought-after Aston-on-Trent location with local amenities, schools, and excellent transport links
- Council Tax Band B



## ROOM DESCRIPTIONS

### Location

Situated in the highly regarded village of Aston-on-Trent, this property enjoys the best of both peaceful village living and convenient commuter access. The area is characterised by predominantly residential streets with a mix of well-maintained homes and a friendly community atmosphere. It benefits from easy access to Derby and the wider East Midlands, with nearby road links including the A50, M1 and A6, and train services from Spondon station only a short drive away, making journeys to Derby, Nottingham and beyond straightforward.

Local amenities are within easy reach, and the village is surrounded by attractive countryside, ideal for walks and outdoor pursuits. The property sits close to established villages such as Shardlow and Weston-on-Trent, providing additional local pubs, shops and community facilities.

Perfectly placed for families, commuters and those seeking a tranquil setting with excellent connectivity, this location combines rural charm with everyday convenience.

### Ground Floor

### ANNEX

#### L-shaped Living/Kitchen Area

The Annex is accessed via a composite entrance door to the front elevation, the annex provides a comfortable and independent living space.

The Living/Kitchen Area features double glazed windows to both front and rear elevations, wood flooring, wall-mounted radiator and a wall-mounted electric plasma-style fire.

The kitchen area comprises a range of wall and base units with roll-top work surfaces incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. Integrated appliances include an electric oven, hob with stainless steel extractor canopy, and fridge/freezer, with space and plumbing for a washing machine. Additional features include under-counter lighting, spot lighting and a wall-mounted radiator.

#### Bedroom

With double glazed window to the side elevation and wall-mounted radiator.

#### Shower Room

Comprising WC, pedestal wash hand basin and shower enclosure with mains-fed shower and attachment. Fully tiled walls, vinyl flooring, chrome heated towel rail, spotlights, extractor fan and double glazed obscured window to the side elevation.

#### Communal Inner Hallway

Linking the annex and the main house, with wood flooring, wall-mounted radiator, spotlights to the ceiling and staircase leading to the first-floor landing.

### MAIN HOUSE

#### Dining Room

A spacious and stylish dining area featuring decorative wall paneling, coving, spotlights, wall lighting and wall-mounted radiator.

### Kitchen/Breakfast Room

Fitted with a range of modern high-gloss wall and base units with flat-edged work surfaces incorporating a 1½ bowl sink and drainer with mixer tap and tiled splashbacks. Integrated appliances include an electric oven, five-ring gas hob with mirrored splashback and extractor canopy, plus an integrated fridge/freezer. There is space and plumbing for both a washing machine and dishwasher, breakfast bar, kickboard lighting, under-cupboard lighting, space for an American-style fridge freezer, double glazed window to the front elevation and door to the side elevation.

### Spacious Lounge

Located to the rear of the property and enjoying direct access to the garden via French doors and additional double glazed windows. Features include decorative coving, spotlights, wall lighting, TV point and a wall-mounted electric fire with decorative wooden surround, tiled backdrop and raised hearth.

### First Floor

#### Landing

The landing provides access to all bedrooms and the family bathroom and features coving, spotlights, loft access and a double glazed window to the front elevation.

#### Bedroom One

Double glazed window to the rear elevation, wall-mounted radiator and a range of fitted bedroom furniture providing ample storage.

#### Bedroom Two

Double glazed window to the rear elevation, wall-mounted radiator and fitted bedroom furniture.

#### Bedroom Three

Double glazed window to the front elevation, wall-mounted radiator and fitted bedroom furniture including a bed with integrated storage beneath.

#### Family Bathroom

A modern suite comprising WC, vanity unit and bath with mains-fed shower and glass shower screen. Fully tiled walls and floor, spotlights, extractor fan, chrome heated towel rail and double glazed obscured window.

#### External

#### Outside

To the front elevation is a gravel driveway providing parking for two to three vehicles, alongside a lawned area with stone edging, all enclosed by walling and timber fencing. The family-oriented rear garden features a full-width timber decking terrace leading to a large lawn, gravel and slate-filled flowerbeds and borders, timber garden shed, and is fully enclosed by hedgerows and timber fencing.



## FLOORPLAN

