

Manor Farm Road, Aston-On-Trent

aksresidential.com

£400,000



AKS
THE ESTATE AGENCY

This property at a glance:



2



4



2



4



C



Watch the video



Manor Farm Road, Aston-On-Trent



Jess says:

"What I really like about this home is the first impression it gives you. Set along a lovely quiet street in the popular rural village of Aston-on-Trent, the frontage is beautifully presented, with a well-maintained front garden and a generous driveway leading up to the property. It's the sort of home that feels welcoming before you even step through the front door, while the village itself offers a fantastic family-friendly setting with excellent transport links.

Stepping inside, I'm welcomed by a bright and spacious entrance hall, and it's immediately clear that there's plenty of flexibility throughout the home.

To my left, there's a fantastic reception space currently used as a dining room. It's a really versatile room that could work in a number of ways, and I particularly like the doors opening directly onto the patio, creating a lovely connection with the garden. It's easy to imagine family meals here with the doors open on a summer's day.

Moving through the home, the kitchen is another great-sized space. Modern, practical and well laid out, it has plenty of room for everyday family cooking, while also opening directly onto the garden. Next to this is a useful utility area, with the added convenience of a downstairs WC. There's also handy internal access into the integral garage, making the practical side of family life nice and straightforward.

But for me, the real highlight downstairs is the front living room. The beautiful bow window immediately catches my eye, flooding the room with natural light and creating a lovely focal point. It's a generous space with plenty of room for the whole family to relax, and the outlook over the beautifully maintained front garden adds to the sense of calm.

Heading upstairs, the home continues to impress with four well-proportioned bedrooms.

The main bedroom is a fantastic size and benefits from its own en-suite, creating a comfortable space to retreat to at the end of the day. The second bedroom is another excellent-sized room positioned to the front of the property, while the remaining bedrooms offer plenty of flexibility for children, guests or working from home. The family bathroom completes the first floor.

Stepping outside, the rear garden is another real highlight. There's a fantastic patio area towards the rear, providing plenty of space for outdoor dining and entertaining, while the generous lawn enjoys lots of sunshine and gives the garden a lovely open feel. It's a space that works equally well for children, relaxing or simply enjoying a summer afternoon outside.

For me, this home brings together everything that makes village family living so appealing.

From the beautiful frontage and light-filled living room to the generous bedrooms and fantastic sunny garden, it offers a wonderful balance of space, practicality and the peaceful setting that Aston-on-Trent is known for."

AKS
THE ESTATE AGENCY

aksresidential.com



Manor Farm Road, Aston-On-Trent



Did you spot...

This fantastic family home has driveway parking for several vehicles



A message from the seller:

"Welcome to our family home.

We've loved living here for the past five years. The location was what first attracted us, a peaceful village setting with plenty of green space, great local schools, welcoming pubs and a real sense of community, all while still being within easy reach of work.

This has been a wonderful place to raise our family and create many happy memories. We hope the next owners enjoy living here and love the village just as much as we have."

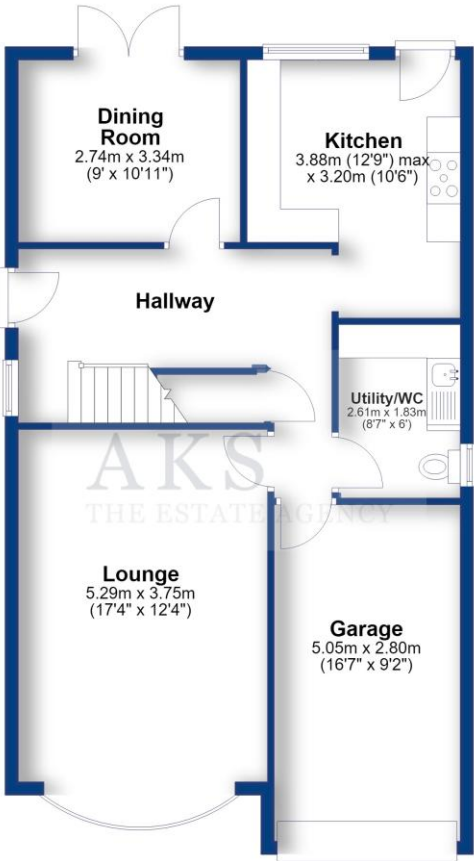
AKS
THE ESTATE AGENCY



Floor Plan

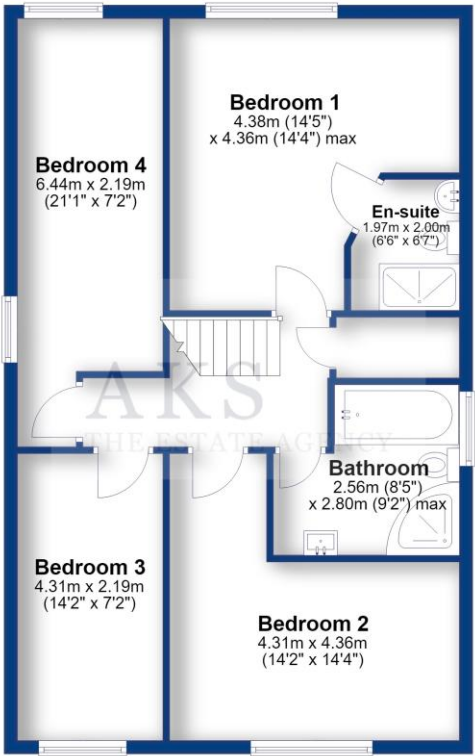
Ground Floor

Approx. 75.0 sq. metres (807.0 sq. feet)



First Floor

Approx. 72.0 sq. metres (775.5 sq. feet)



Total area: approx. 147.0 sq. metres (1582.5 sq. feet)



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Manor Farm Road, Aston-On-Trent

Presented by

AKS

THE ESTATE AGENCY



300+ 5 star Google Reviews



Key Features:

- FOUR BEDROOM DETACHED HOUSE WITH INTEGRAL GARAGE
- LOCATED IN THE DESIRABLE AREA OF ASTON ON TRENT
- LARGE DRIVEWAY FOR MULTIPLE VEHICLES
- VERSATILE DOWNSTAIRS LIVING AREAS
- MAIN BEDROOM WITH EN-SUITE AND FITTED WARDROBES
- EPC RATING C



About the area:

Aston-on-Trent is a sought-after South Derbyshire village offering an attractive combination of rural charm, excellent amenities and superb transport links. The village enjoys a strong sense of community and provides a range of everyday facilities including a village shop, Post Office, primary school, traditional pubs and recreational amenities. Surrounded by picturesque countryside, with the nearby River Trent, Trent and Mersey Canal and Elvaston Castle Country Park offering excellent opportunities for walking and cycling, the area is ideal for those seeking an active outdoor lifestyle. Despite its peaceful setting, Aston-on-Trent is conveniently located just a short drive from Derby city centre, with easy access to the A50, A52 and M1, making it well placed for commuting to Derby, Nottingham, Leicester and Birmingham, as well as East Midlands Airport. Combining a desirable village atmosphere with excellent connectivity, Aston-on-Trent continues to be a popular location for families, professionals and those looking to enjoy village living without compromising on convenience.



Schools:

Aston-On-Trent Primary School is located within the village which feeds into Chellaston Academy Secondary School in the nearby area of Chellaston.



Don't miss out on the chance to own this incredible property!

To book a viewing
with **Jess** call
01332 30 30 30

[Click here](#) to watch
the property video



t: 01332 303030 • e: hello@aksresidential.com • Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

Registered office: Abacus House, 68a North Street, Romford, Essex RM1 1DA Company No. 10255861 • VAT Number: 245 4496 87