

Manor Farm Road, Aston on Trent

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Offers in excess of

£315,000



This property at a glance:



1



2



1



4



C



Watch the video



Manor Farm Road, Aston-On-Trent



Mikaela says:

"This really is such a lovely bungalow. You can tell it's been loved and cared for over the years. The living room is such a bright, welcoming and comfortable space, with sliding doors into a lovely large conservatory that leads out into a beautifully landscaped, south facing garden. I think my favourite thing about this home is the conservatory, it spans the width of the house and its more like an actual room as there are plastered walls, meaning it feels more part of the home whilst still feeling like you're bringing the outside in. There are two spacious double bedrooms that look out to the quiet street at the front of the property and a modern shower room too. The garden is a real feature of the home, its mostly paved with porcelain tiles, with raised beds full of gorgeous mature shrubs, bushes and trees. A lovely bungalow in a peaceful area not to be missed!"



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Did you spot...

The double
sliding doors in
the
conservatory?

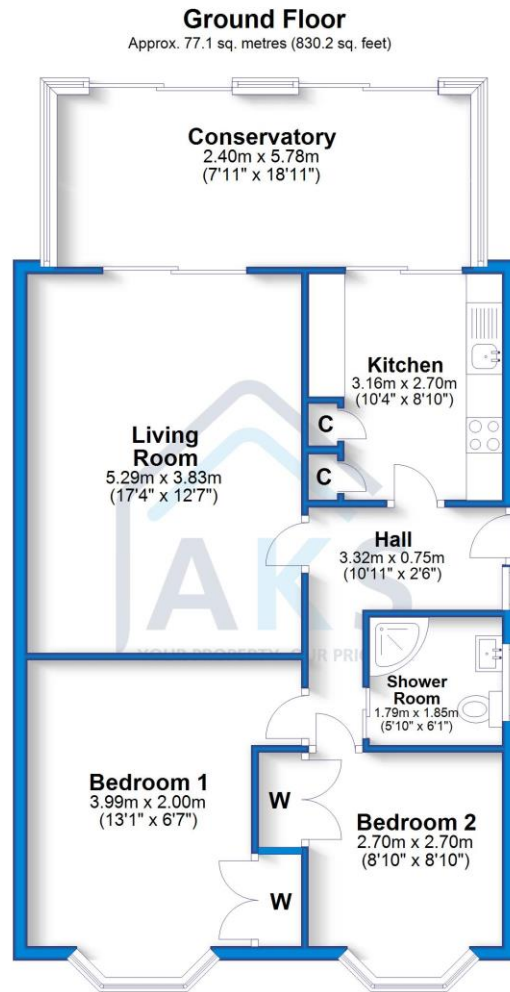


A message from the seller:

"My late parents have lived in the bungalow for almost 40 years! Aston is a great village to live in with a good village school and in the catchment for Chellaston secondary school. There is a range of good amenities in Aston including a doctors surgery, pubs, bistro, shops and a post office, and a range of local clubs and activity groups catering for all ages. Aston has a real community spirit with many residents having lived in the village over several generations."



Floor Plan



Total area: approx. 77.1 sq. metres (830.2 sq. feet)



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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



200+ 5 star Google Reviews



Key Features:

- LARGE CONSERVATORY
- TANDEM DRIVEWAY PARKING AND SINGLE GARAGE
- BEAUTIFUL DETACHED 2 DOUBLE BEDROOM BUNGALOW
- LANDSCAPED GARDEN
- LOVELY QUIET LOCATION
- EPC RATING C



About the area:

Aston-On-Trent is a peaceful South Derbyshire village a short distance from Chellaston, it's a thriving village with plenty in the calendar for the family! The annual Well Dressing Festival takes place each year in July, where many locals head over to enjoy the stalls and entertainment. A beautiful rural location close enough to amenities but far enough out of the hustle and bustle to provide a calm environment.



Schools:

The primary school in the village is Aston On Trent Primary and sits in the catchment for Chellaston school too.



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

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

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

