



<https://www.chandemiddleton.co.uk/>



\*\*\*\* FULL OF CHARACTER  
AND CHARM \*\*\*\* Stunning  
cottage in the heart of the  
popular village of Aston on  
Trent. Deceptive property  
offering a lounge with  
feature log burner, fitted  
dining kitchen, two double  
bedrooms and a shower  
room. Garden area to the  
front and a rear garden and  
brick outbuilding. INTERNAL  
VIEWING HIGHLY  
RECOMMENDED.



## LOUNGE

Feature log burner with exposed brick surround and stone mantle, radiator, upvc double glazed window to the front, stairs to the first floor and door to -

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a ceramic sink and drainer unit. Integrated fridge and freezer, space for a cooker, plumbing and space for a washing machine, upvc double glazed window and door to the garden. Beamed ceiling and a radiator.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Built in wardrobes, radiator and upvc double glazed window to the rear.

## BEDROOM 2

Two upvc double glazed windows to the front, radiator and built in storage.

## SHOWER ROOM

Corner shower cubicle, low flush wc, wash hand basin, chrome heated towel radiator. Sky light window.

## OUTSIDE

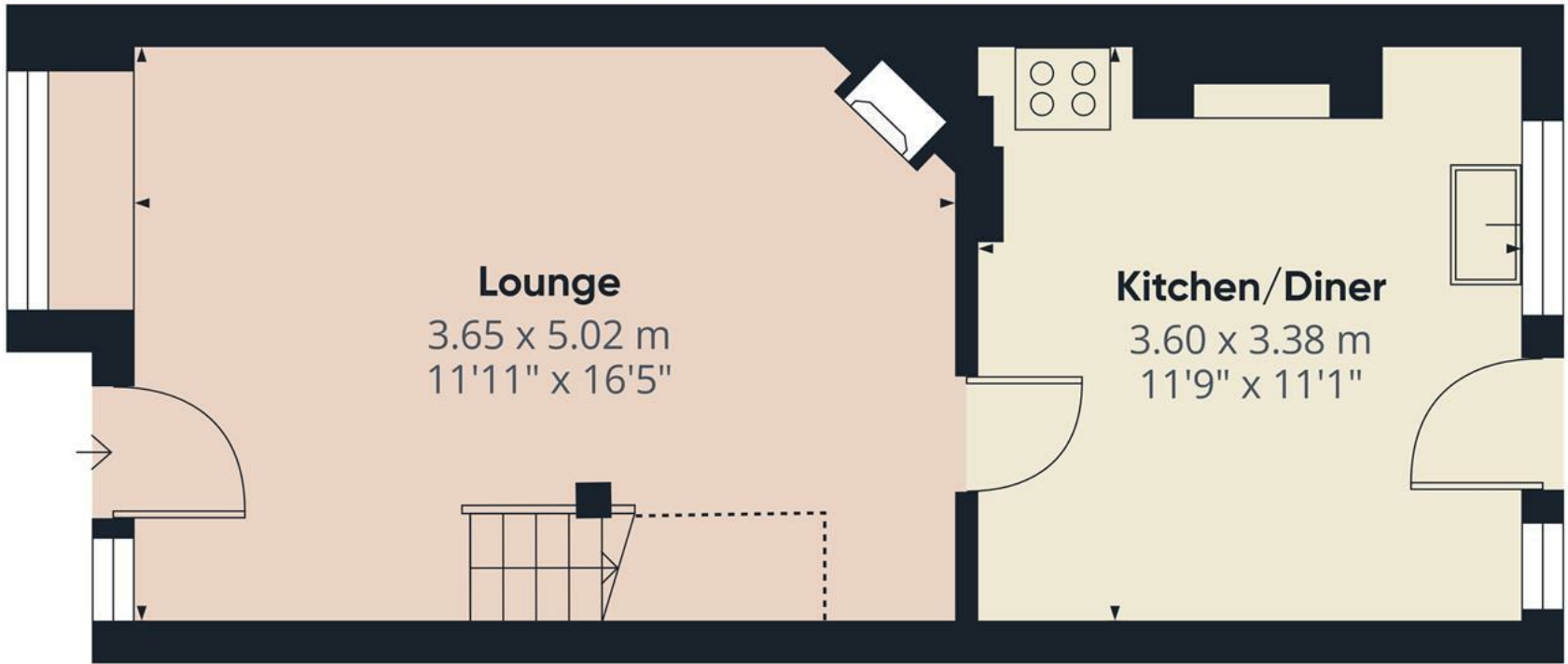
Front slated garden. Rear decked seating area with fitted storage, perfect for Alfresco dining or entertaining.

Brick outbuilding.









**Approximate total area<sup>(1)</sup>**

30.8 m<sup>2</sup>  
332 ft<sup>2</sup>

**Reduced headroom**

1.1 m<sup>2</sup>  
12 ft<sup>2</sup>

(1) Excluding balconies and terraces

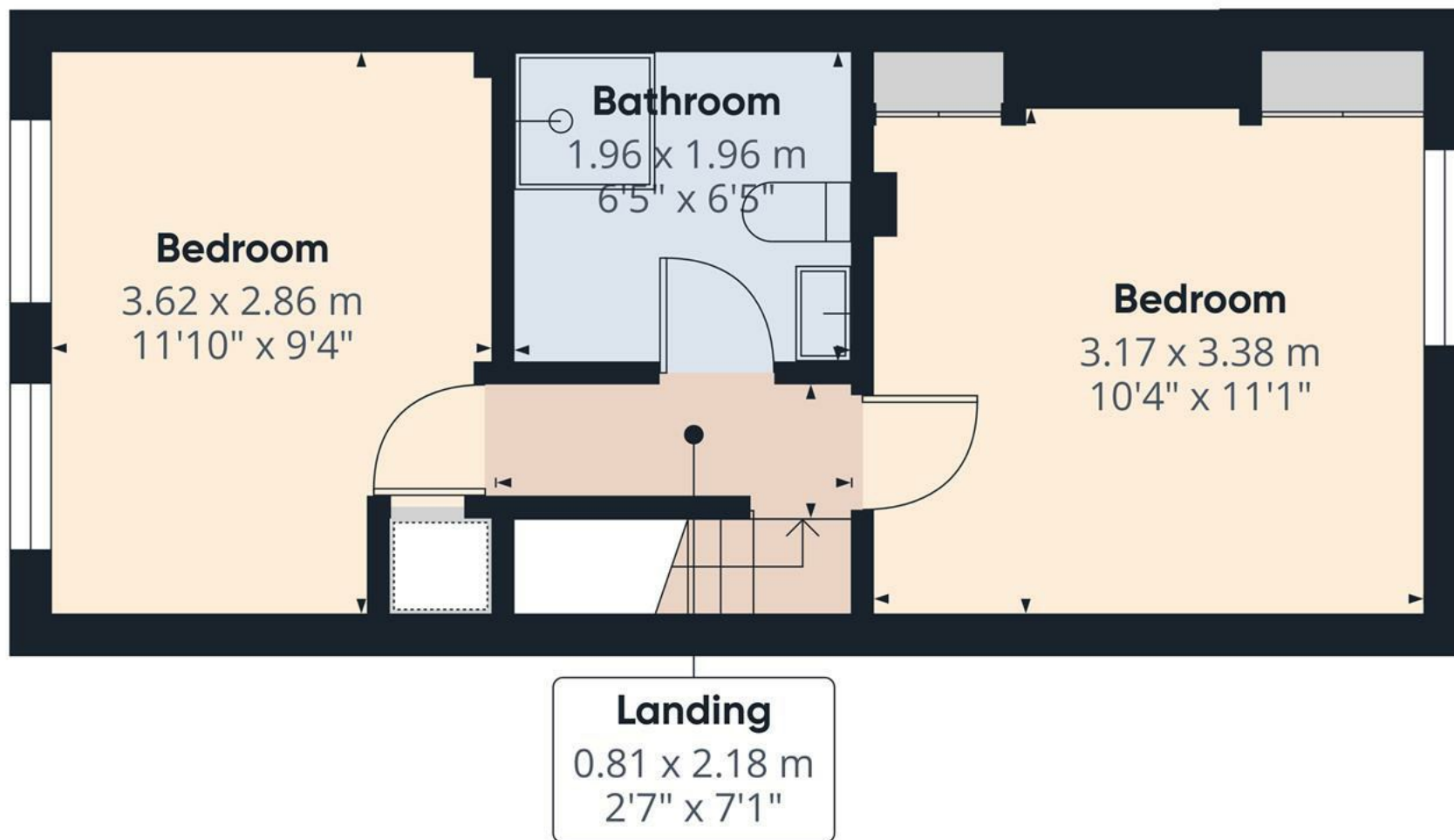
**Reduced headroom**

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



Approximate total area<sup>(1)</sup>

26.2 m<sup>2</sup>  
281 ft<sup>2</sup>

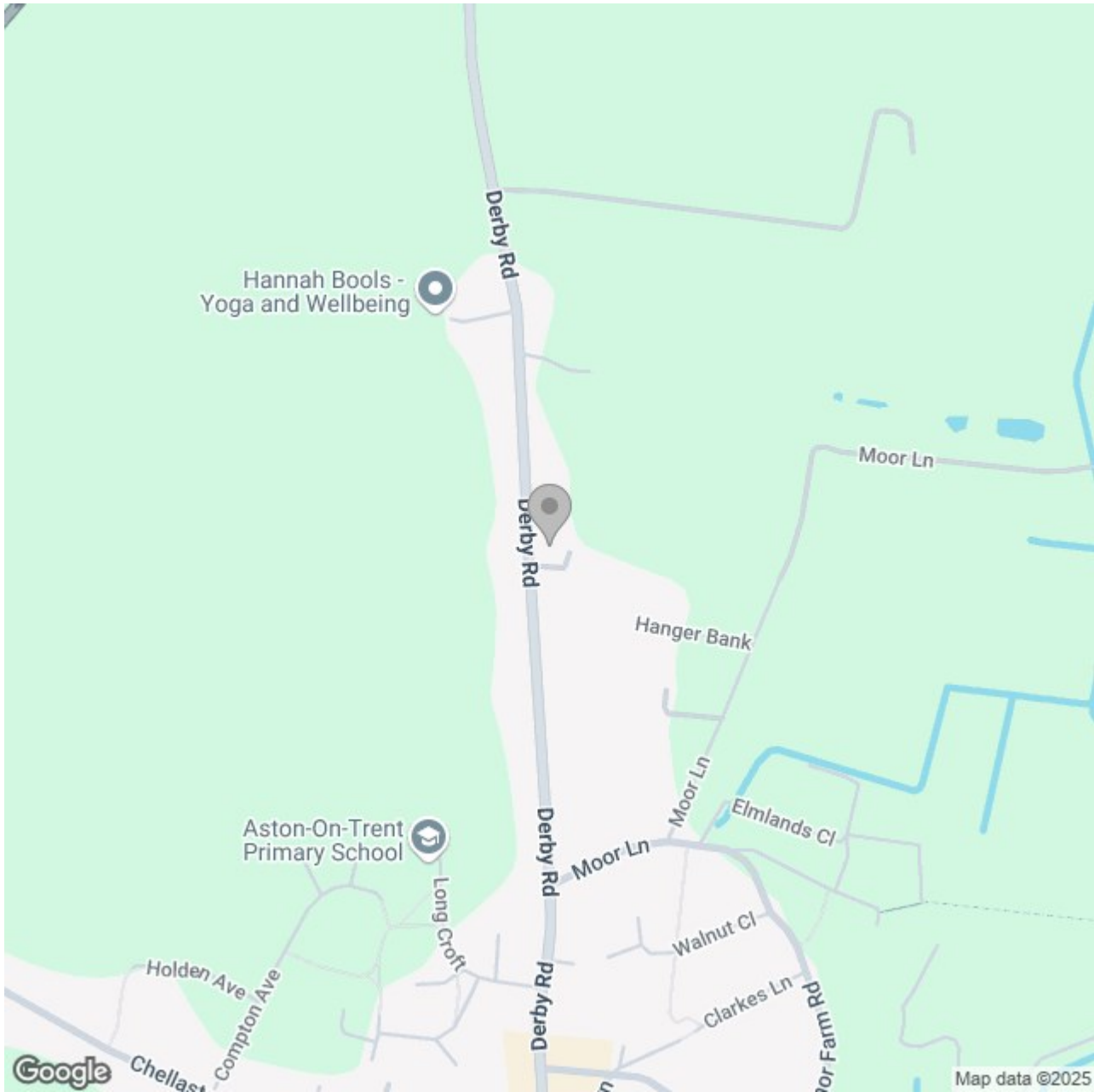
(1) Excluding balconies and terraces

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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	