

HoldenCopley

PREPARE TO BE MOVED

The Green, Aston-On-Trent, Derbyshire DE72 2AA

Asking Price £500,000 -

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GUIDE PRICE £500,000 - £550,000

BURSTING WITH CHARACTER...

Welcome to the epitome of village living with this exceptional three-bedroom cottage, nestled in the heart of the community. Immerse yourself in the charm of this individual property, which has undergone a meticulous upgrade, boasting tasteful finishes throughout. Offered to the market with no upward chain, this residence ensures a seamless transition for its fortunate new owners. As you step inside, you'll be captivated by the seamless blend of modern comforts and the preservation of the cottage's original features. The inviting lounge sets the stage for relaxation, complemented by a study, providing versatile space for various needs. The exclusively fitted kitchen, adorned with contemporary amenities, seamlessly flows into an adjoining dining area, creating a hub for culinary delights. A utility room adds practicality to the layout, enhancing the overall functionality. Ascend the staircase to discover three generously sized bedrooms, each exuding warmth and character. The main bedroom is a sanctuary, featuring a dressing area and an en-suite shower room for added luxury. The recently re-fitted bathroom exudes sophistication and style. The exterior of the property boasts two distinct garden areas, offering a delightful contrast between a courtyard patio for intimate gatherings and a lawned garden with borders, perfect for basking in the tranquillity of nature. The original blacksmith shop, meticulously refurbished, presents a versatile space ideal for an office, playroom, gym or any other creative purpose. A garage and an outside W/C complete this impressive ensemble. This cottage represents a unique opportunity to embrace a quintessential village lifestyle while relishing in the comfort and elegance of a thoughtfully upgraded home. Don't miss the chance to make this extraordinary property your own – a harmonious blend of history, modernity and village charm awaits.

MUST BE VIEWED





- Detached Cottage
- Three Double Bedrooms
- Two Reception Rooms & A Study
- Modern Fitted Kitchen
- Stylish Three-Piece Bathroom Suite
- En-Suite & Dressing Room To The Master Bedroom
- Versatile Original Blacksmiths Building With W/C & Store Room
- Well-Maintained Lawn & Patio Area
- Garage
- Popular Location





GROUND FLOOR

Dining Room

11'1" x 9'4" (3.39m x 2.86m)

The dining room has herringbone-style flooring, a dado rail, exposed ceiling beams and a single stable door providing access into the accommodation

Kitchen

8'9" x 13'11" (2.67m x 4.26m)

The kitchen has a range of fitted base and wall units with worktops, a Belfast-style sink with a swan neck mixer tap, an integrated oven, an integrated gas hob, an extractor fan, an integrated fridge freezer, an integrated dishwasher, herringbone-style flooring, recessed spotlights and two windows to the front and side elevations

Utility Room

4'7" x 5'1" (1.42m x 1.57m)

The utility room has space and plumbing for a washing machine and tumble dryer, herringbone-style flooring and an obscure window to the front elevation

Living Room

15'5" x 14'0" (4.72m x 4.29m)

The living room has carpeted flooring, a recessed exposed brick chimney breast with a feature log burner and a decorative surround, a radiator, a picture rail, exposed ceiling beams and a bay window to the front elevation

Study

12'4" x 12'6" (3.78m x 3.82m)

The study has carpeted flooring, a feature fireplace with a decorative surround, a radiator, exposed ceiling beams and a window to the side elevation

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, a picture rail and two windows to the front elevation

Master Bedroom

12'2" x 13'6" (3.72m x 4.12m)

The master bedroom has carpeted flooring, two fitted wardrobes, a radiator, access to the dressing room and en-suite and a window to the side elevation

Dressing Room

4'0" x 7'3" (1.22m x 2.22m)

The dressing room has carpeted flooring, a fitted drawer unit, a radiator, access to the en-suite and a window to the side elevation

En-Suite

7'0" x 7'3" (2.15m x 2.22m)

The en-suite has a low-level dual flush W/C, a wall-mounted wash basin with drawer units and a stainless steel mixer tap, a fitted shower enclosure with a wall-mounted shower fixture, tiled splashback, a chrome heated towel rail, recessed spotlights and tiled flooring

Bedroom Two

9'0" x 14'1" (2.76m x 4.30m)

The second bedroom has carpeted flooring, a range of fitted wardrobes, a radiator, recessed spotlights, a loft hatch and two windows to the front and side elevations

Bedroom Three

12'2" x 8'8" (3.72m x 2.65m)

The third bedroom has carpeted flooring, an in-built storage cupboard, a radiator and two windows to the side and rear elevations

Bathroom

5'6" x 9'10" (1.69m x 3.02m)

The bathroom has a low-level flush W/C, a vanity-style wash basin with a stainless steel mixer tap and drawer unit, a freestanding bath with a swan neck mixer tap and a hand-held shower fixture, a chrome heated towel rail, tiled walls, laminate flooring, recessed spotlights, a loft hatch and an obscure window to the rear elevation

OUTSIDE

Outside there is a well-maintained lawn, a range of plants and shrubs, courtesy lighting, a courtyard patio area, a garage and the original blacksmith shop which has been refurbished throughout and includes a W/C

Garage

15'8" x 11'1" (4.80m x 3.39m)

The garge has lighting, multiple power points and double electric doors providing access

Storage Room - Over Garage

7'6" x 10'10" (2.30m x 3.31m)

This space has lighting, multiple power points and provides ample storage space

Playroom/Blacksmith

15'4" x 22'7" (4.69m x 6.89m)

The original blacksmith shop has been refurbished throughout and provides an ideal office, playroom, gym and more. It has lighting, power points, four windows and a single door providing access

Store

7'8" x 8'0" (2.35m x 2.45m)

The store area has lighting, provides ample storage space and a single door providing access

W/C

6'8" x 3'5" (2.05m x 1.05m)

This space has a low-level flush W/C, a wall-mounted wash basin, exposed ceiling beams and an obscure window

DISCLAIMER

Council Tax Band Rating - South Derbyshire District Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

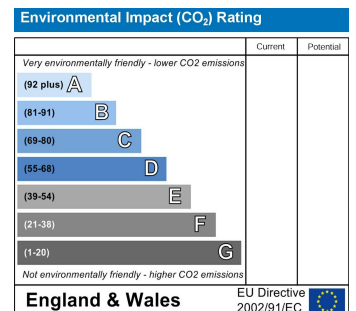
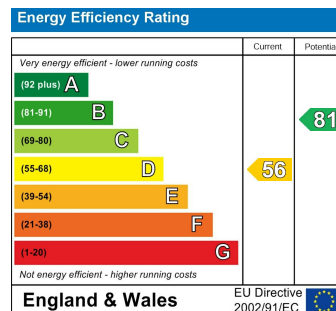
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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