



Trevitt Place, Off Pinfold Lane, Wheaton Aston

Offers In Region Of £270,000

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Trevitt Place, Off Pinfold Lane, Wheaton Aston

Lee Cooke Personal Estate Agents are delighted to present this beautifully presented and deceptively spacious traditional semi-detached property, situated in the ever sought-after and popular village of Wheaton Aston.

The property is approached off **Pinfold Lane** leading to a private and exclusive small cul-de-sac location, offering both privacy and charm.

Internally, the accommodation comprises an inviting entrance hall, a generous lounge featuring a stunning multi-fuel log burner, and a superb open-plan entertainment kitchen diner. This wonderful space includes part feature panelled walls, stylish tiled flooring, and an additional feature multi-fuel log burner, with an adjoining sitting area perfect for family living or entertaining guests. Further ground floor benefits include a separate utility room and a convenient guest WC.

To the first floor, the property offers 3 BEDROOMS and a well-appointed fitted family bathroom, making it ideal for couples, growing families, or downsizers alike.

Location & Area

Conveniently positioned just a stone's throw from the popular Hartley Arms public house and the scenic Wheaton Aston canal, the property enjoys easy access to both local hospitality and tranquil waterside walks. The village itself offers a wide range of amenities including two popular public houses, The Hartley Arms and The Coach & Horses, as well as scenic canal-side walks. Local shops such as Doal's convenience store and the Spar provide everyday essentials, while St Mary's Primary School, a GP surgery, pharmacy, 11.11 hair salon & nail bar, St Mary's Church with toddler groups, monthly group dog walks, TMA Trojan Marshal Arts club and WAGS Dog Grooming ensure the community is well-served. Wheaton Aston also boasts an active village hall with a selection of groups covering all age ranges, a junior football club, and a cricket club, providing a strong sense of community. Excellent road and transport links make commuting convenient, with the nearby A5 providing access to the M54 and M6 motorways. Larger shopping areas and further schools can be found in nearby towns including Telford, Crayke,





Entrance Hall

An inviting entrance with stairs to the first floor and doors leading to the lounge and kitchen diner.

Entertainment Kitchen Diner – 22' x 10'9"

A wonderful open-plan space with double-glazed windows to the front and side, opening through to the sitting area and door to the lounge. Fitted with a fantastic selection of wall and base units with oak worktops, ceramic feature sink, integrated dishwasher, induction electric hob, AEG oven and grill, and a charming brick-built fireplace. The kitchen is finished with tiled flooring, spotlights to the ceiling, storage cupboard, and a feature biomass wood pellet hot water and heating system.

Sitting Area – 9'7" x 7'0"

Adjoining the kitchen diner, with double-glazed French doors leading to the rear entertainment area, a double-glazed skylight to the ceiling, tiled flooring, and spotlights.





Utility – 8'5" x 6'0"

With double-glazed window to the side, French doors to the rear garden, door to the guest WC and kitchen. Fitted with base units and oak worktop, central heating radiator, tiled floor, and spotlights to the ceiling.

Guest WC

Fitted with a low-flush WC and wash basin, heated towel rail, spotlights to the ceiling, extractor fan, and access to loft storage.

Lounge

A generous reception room with feature multi-fuel log burner, perfect for relaxing or entertaining, with access from the kitchen diner.



First Floor Landing

With loft access (boarded and insulated), stairs to the ground floor, and doors to all bedrooms and bathroom.

Bedroom One – 10'5" x 10'6"

Double-glazed window to the rear, central heating radiator, and door to landing.

Bedroom Two – 11'9" x 9'2"

Double-glazed window to the front, central heating radiator, and door to landing.



Bedroom Three – 9'2" x 6'9"

Double-glazed window to the front, central heating radiator, and door to landing.

Bathroom

A well-appointed fitted suite comprising low-flush WC, wash basin set in vanity unit, and a panelled bath with fitted shower screen. With double-glazed window to the rear, tiled walls and flooring, heated towel rail, extractor fan, and spotlights to the ceiling.

Front Garden

Block-paved driveway providing off-road parking, with external water tap and gate to the rear.

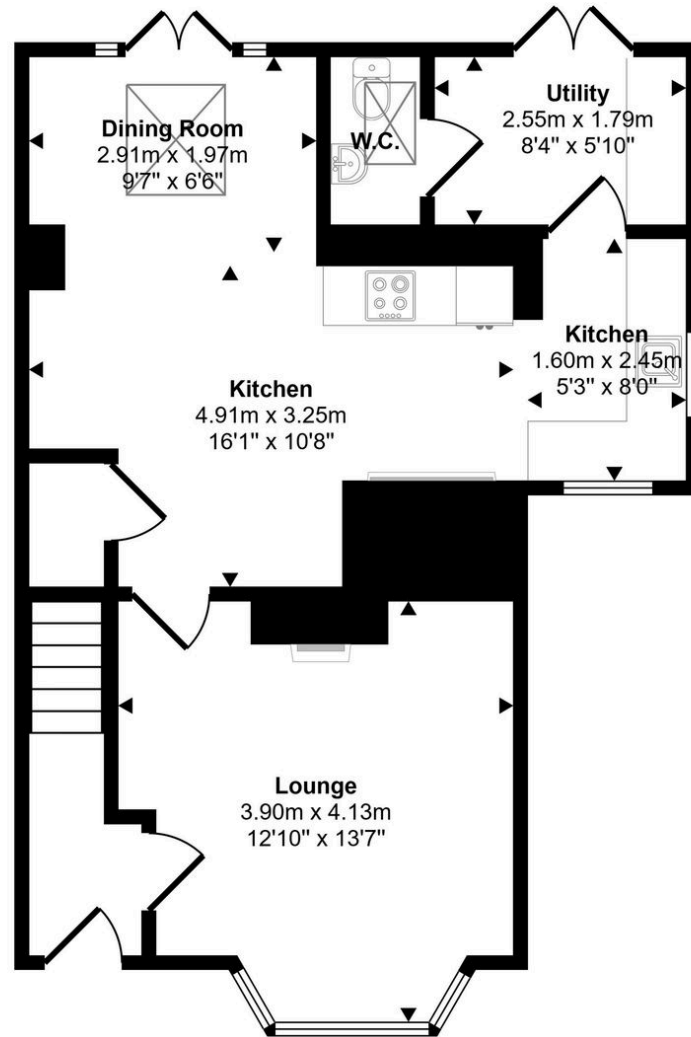




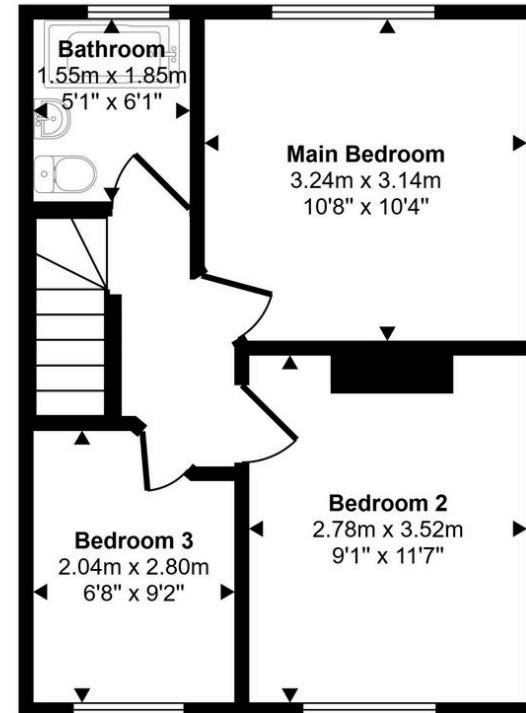
Rear Garden

A delightful outdoor space featuring an entertainment decked area and lawn, ideal for family living and social occasions.

Approx Gross Internal Area
87 sq m / 939 sq ft



Ground Floor
Approx 53 sq m / 572 sq ft



First Floor
Approx 34 sq m / 368 sq ft