



65 Manor Farm Road, Aston-On-Trent, Derby, DE72 2BW

£299,950



Situated within the heart of Aston-On-Trent, a short walk from the village centre, this is a well appointed two bedroom detached bungalow which benefits from gas central heating, double glazing and an enclosed lawned garden to the rear.



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DIRECTIONS

Enter Aston-On-Trent along Derby Road and turn left onto Manor Farm Road where the property is situated on the right hand side clearly identified by our "For Sale" board.

The current vendor has spent considerable time and effort on the presentation of this delightful home which in brief comprises an entrance hall with access to the loft, large lounge with feature fireplace and views over the garden and two good sized bedrooms overlooking the front elevation. The property has a kitchen with appliance space and access to the rear and there is a neatly presented shower room.

Outside the property benefits from an enclosed lawned garden to the rear with well stocked borders and mature trees which is overlooked by a patio area. To the front elevation there is a further garden and a blocked paved driveway to the side of the house which gives access to a single garage with electrically operated roller shutter door.

Aston-on-Trent is a charming and sought-after South Derbyshire village, offering a strong community, local amenities and excellent transport links—ideal for families, commuters, and those seeking a peaceful semi rural setting.

The bungalow is well positioned for access to the surrounding countryside and is ideally placed for ease of access to the A38, A50, A52 and the M1 corridor.

A well presented bungalow, in a superb location, which should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through double glazed side entrance door into:

ENTRANCE HALL

With radiator, access to loft and coat hanging space.

LOUNGE

17'4" x 13'1" (5.28m x 3.99m)

With double glazed window to the rear elevation, feature fireplace with inset fire and radiator.

KITCHEN

10'4" x 8'5" (3.15m x 2.57m)

With a range of work surface/presentation areas, wall and base cupboards and space for a freestanding cooker. The kitchen has a stainless steel sink unit with drainer beneath a double glazed window overlooking the garden and there is space for a fridge, space for a freezer, space for a washing machine and door leading to the rear elevation. The kitchen has a wall mounted condensed boiler

providing domestic hot water and central heating which has been maintained, giving a further 2.5 year warranty.

BEDROOM ONE

13'1" x 12'6" (3.99m x 3.81m)

(Maximum measurement)

With double glazed window to the front elevation, radiator and wardrobe.

BEDROOM TWO

9' x 9' (2.74m x 2.74m)

With double glazed window to the front elevation, radiator and wardrobe.

SHOWER ROOM

5'9" x 5'5" (1.75m x 1.65m)

With low level WC, pedestal wash hand basin and shower cubicle with glazed screen. Frosted double glazed window.

OUTSIDE

Outside the property benefits from an enclosed lawn garden to the rear which is overlooked by a patio area. The garden has a range of well stocked borders, mature trees and greenhouse.

To the front elevation there is a further garden and to the side of the house a block paved driveway with car standing for two vehicles and access to a:

GARAGE

With an electrically operated roller shutter door and personal door to the garden.



Road Map



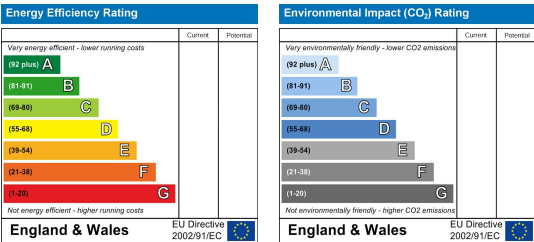
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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