



84 Derby Road, Aston-On-Trent, DE72 2AF

Offers In Excess Of £220,000

Welcome to this delightful cottage located on Derby Road in the charming village of Aston-On-Trent. This property boasts a cosy cottage feel with its beamed ceilings and a lovely log burning stove, perfect for those chilly winter evenings.

As you step inside, you'll be greeted by a spacious reception room, ideal for entertaining guests or simply relaxing by the fire with your loved ones. The cottage features two bedrooms, offering ample space for a small family or guests staying over.

The traditional village location adds to the appeal of this home, providing a peaceful and picturesque setting for you to enjoy. The spacious rooms ensure that you have plenty of room to move around and make this house truly feel like a home.

FRONT

To the front of the cottage you will find an attractive cottage garden with attractive established borders, trees and shrubs. and access via composite door into the property.

ACCOMMODATION

GROUND FLOOR

SITTING ROOM 16'7" x 12'0" (5.05 x 3.66)

Accessed via a modern composite and double glazed entrance door. Leaded double glazed bow window to the front elevation, gas central heating radiator, open staircase rising to the first floor, beamed ceiling, exposed brick feature fireplace incorporating a cast iron log burning stove and laminate flooring.

DINING KITCHEN 11'10" x 9'6" (3.61 x 2.9)

Having a range of contemporary wall and base units with complementing work surface, single drainer sink unit with mixer tap over, facility for gas cooker, plumbing and space for a washing machine, integrated fridge and freezer, beamed ceiling, tiled floor and door opening to the rear elevation.

FIRST FLOOR

LANDING

With overstairs storage cupboard and access to the roof space.

BEDROOM ONE 11'2" x 10'5" (3.4 x 3.18)

With leaded double glazed window to the rear elevation, central heating radiator, bespoke fitted antique pine wardrobes.

BEDROOM TWO 11'2" x 10'5" (3.4 x 3.18)

With two leaded double glazed windows to the front elevation enjoying distant views towards the village church, two central heating radiators and shelving storage unit.

SHOWER ROOM

Having a suite in white of wash hand basin and WC. Walk in cubicle housing the Aqualisa electric shower. Chrome heated towel rail, wall splash backs, tiled floor and opaque window.

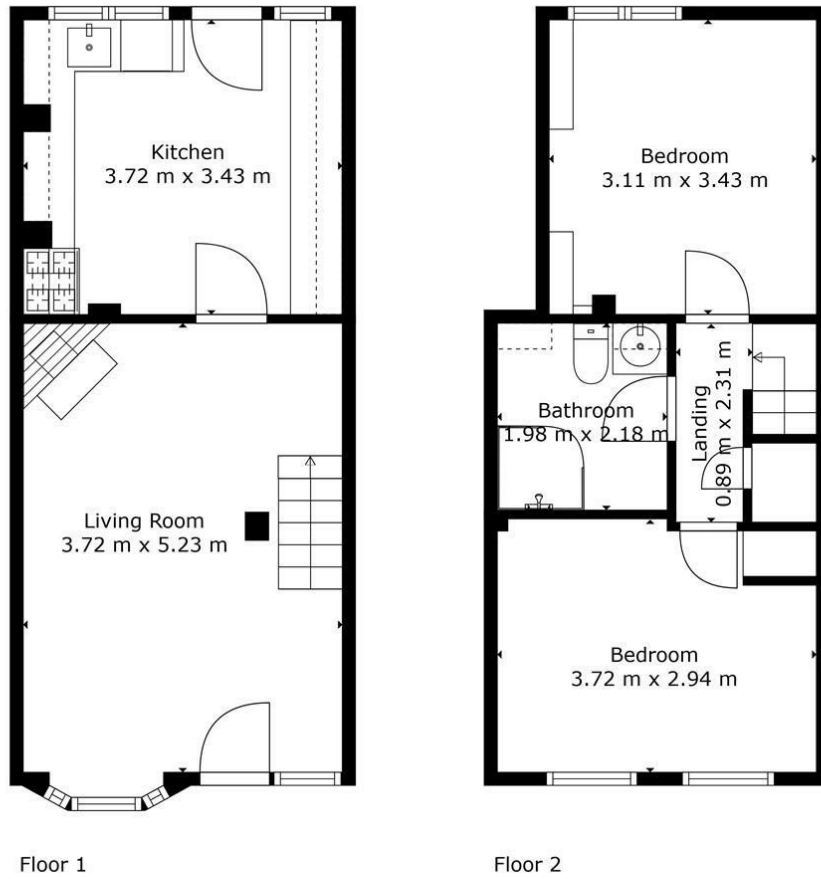
OUTSIDE REAR

To the rear is a raised decking patio seating area which is an ideal space for entertaining and relaxing in the summer months. The property also benefits from a brick built lockable storage space which is a generous size and perfect for storing garden/household items. The storage space is accessed via a shared pathway.

MONEY LAUNDERING REGULATIONS -

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

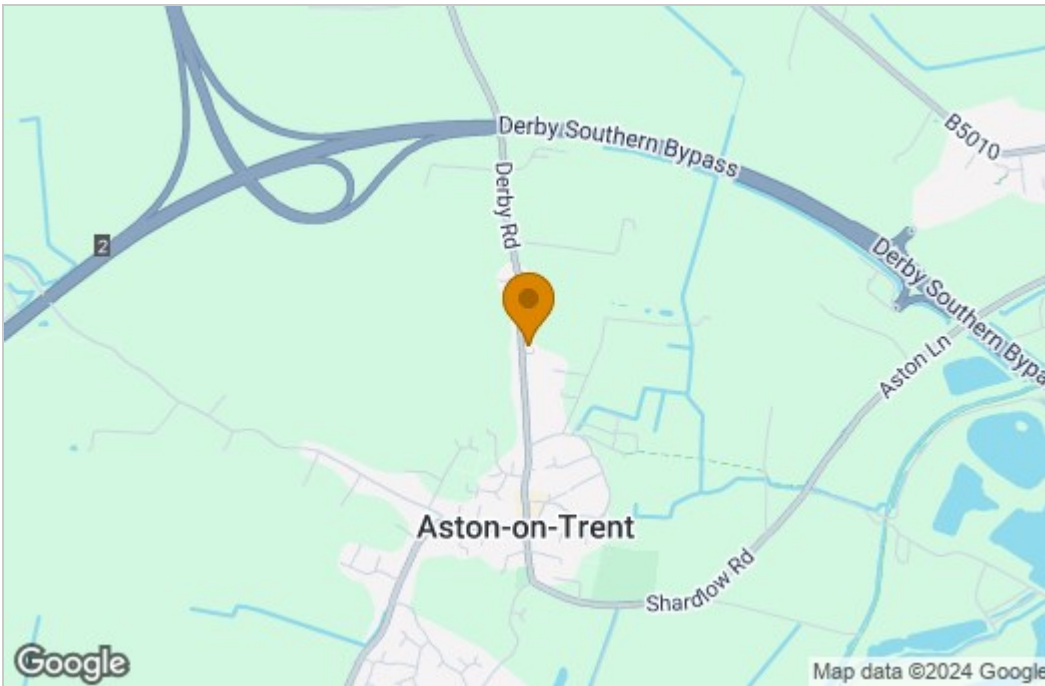
Floor Plan



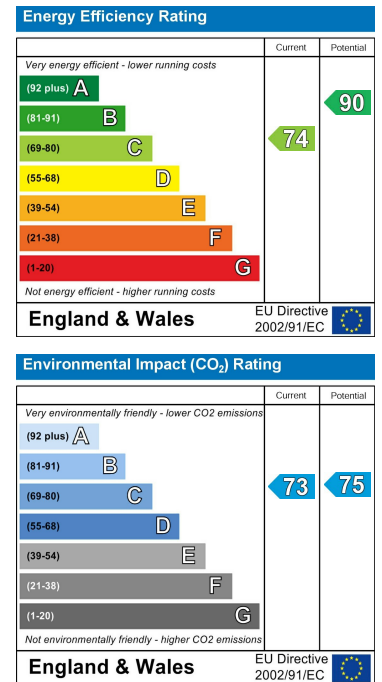
TOTAL: 64 m²
 FLOOR 1: 33 m², FLOOR 2: 31 m²
 EXCLUDED AREAS: BAY WINDOW: 0 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.