

MOAT BROOK BUNGALOW

£260,000



“A detached bungalow in a desirable village”

Aston-on-Clun, Shropshire

A spacious, three-bedroom, detached bungalow in a peaceful cul-de-sac in the sought-after village of Aston-on-Clun. Offering generous wrap-around gardens, a conservatory, garage, workshop and parking for three vehicles, this appealing home provides excellent potential in a beautiful countryside setting.

- Detached bungalow
- 3 bedrooms
- Desirable village
- Cul-de-sac location
- Ample parking
- Garage and workshop
- Wrap around gardens
- Walking distance to public house and village store



Occupying a particularly attractive position at the head of a quiet cul-de-sac just off Clun Road, this detached bungalow offers approximately 1,218 sq ft of versatile accommodation, generous gardens and a wonderful sense of privacy. Ideally suited to those seeking the convenience of single-storey living, the property also offers exciting potential for families, keen gardeners or anyone looking for additional space for hobbies and projects.

The accommodation begins with a welcoming entrance area leading through to a bright and comfortable living room, where a large bay window overlooks the front garden. A fireplace provides an attractive focal point, while the generous proportions create a relaxing environment in which to unwind.

The spacious kitchen/diner offers a practical arrangement of wooden cabinetry and ample work surfaces, with plenty of room for a dining table. Providing a natural hub for everyday living, the kitchen leads through to a useful rear utility area, offering space for laundry appliances and additional storage, with direct access outside.

An excellent addition is the conservatory, which enjoys extensive glazing and lovely views across the surrounding gardens. With double doors opening onto the outside, this light-filled space provides an ideal setting for relaxing, entertaining or enjoying the garden throughout the seasons.

There are three bedrooms, comprising a comfortable double bedroom overlooking the front garden and two further versatile rooms, both enjoying views towards the side gardens. These additional rooms could readily accommodate guests, serve as a home office or provide dressing and hobby space, depending on individual requirements. Completing the accommodation is a generous shower room fitted with a walk-in shower, wash basin and WC.

Outside: the property occupies a generous plot with established gardens wrapping around the bungalow. Offering plenty of space for gardening, outdoor dining and relaxation, the grounds provide an appealing degree of privacy and scope for further landscaping to suit personal tastes.





Outside [cont] Further benefits include an attached garage, with internal access to the bungalow and a rear access door, together with a useful adjoining workshop offering excellent storage or space for hobbies. Off-road parking is available for up to three vehicles.

Auctioneers Additional Comments: Details at: magi-alexander.co.uk/properties/moat-brook-bungalow

At a glance:

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	D
Heating:	Central heating; Gas and Electric
Services:	Mains electricity, water, gas and drainage.
Services charges:	Nil
Flood Risk:	Very low risk***
Covenants:	None known
Broadband:	Yes** (Superfast available)
Mobile:	Yes, coverage available**

* correct as of instruction date

** Source: Ofcom

*** Gov.uk flood risk checker



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.