

3 Bed Bungalow - Detached

Price £399,950

 Ash Close, Aston-On-Trent, Derby, DE72 2BY



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Welcome to this superior executive detached bungalow, nestled in the highly regarded village of Aston-On-Trent, Derby. This exquisite property has been finished and restored to a high standard, offering a perfect blend of modern comfort and traditional charm.

As you enter, you will find a spacious reception room that provides an inviting atmosphere for both relaxation. The bungalow boasts three well-proportioned bedrooms, each designed to offer a peaceful retreat. With two bathrooms, including modern fixtures and fittings.

The exterior of the property is equally impressive, featuring a beautifully landscaped plot that enhances the overall appeal. Ample car parking is available, along with a garage, ensuring that your vehicles are secure and easily accessible.

This delightful bungalow is not only a home but a lifestyle choice, situated in a tranquil village setting that offers a sense of community while remaining conveniently close to local amenities. Whether you are looking to downsize or seeking a serene place to call home, this property is sure to meet your needs.

Do not miss the opportunity to make this stunning bungalow your own. It is a rare find in a sought-after location, and it promises to provide comfort and elegance for years to come.

The property is sold freehold. Council tax band D. Energy rating D.

Reception Hall

Having composite and opaque double glazed entrance door, oak effect LVT floor, radiator, full height storage/cloaks cupboard, access to roof space (having pull down loft ladder - boarded and supplied with power and light) and door to garage.

Sitting Room 15'5" x 13'10" (4.72 x 4.24)



Having an oak effect LVT floor, television and media connection points, fitted storage cupboards, radiator and UPVC double glazed bay window to front aspect.



Dining Kitchen 13'10" x 12'2" (4.22 x 3.73)



Having a range of bespoke wall, base and drawer units with feature quartz working surfaces incorporating a stainless steel sink with vegetable preparation bowl, hot and cold mixer tap, integrated four burner gas hob, electric fan assisted oven and grill, built in microwave, concealed larder fridge, freezer and slim line dish washer, ceiling LED down lighters, ceramic tiled floor, radiator,

UPVC double glazed window to rear aspect and UPVC opaque double glazed door to side aspect.



Principal Bedroom 13'7" x 12'5" (4.16 x 3.79)



Having a range of quality built in bedroom furniture, radiator and UPVC double glazed French doors to rear garden. An internal door leads to the:-

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Outside



Shower Room/En Suite



Having modern contemporary white three piece suite with complimentary ceramic part tiled walls with contrasting ceramic tiled floor, chrome heated towel rail, ceiling LED down lighters, extractor fan and UPVC opaque double glazed window to side aspect.

Bedroom Two 16'0" x 9'7" (4.89 x 2.93)



Having a range of quality built in bedroom furniture, radiator and UPVC double glazed window.

Bedroom Three 9'10" x 8'5" (3.02 x 2.57)



Having a radiator and UPVC double glazed window.

Luxury Shower Room



Having modern contemporary white three piece suite with complimentary ceramic part tiled walls with contrasting ceramic tiled floor, chrome heated towel rail, ceiling LED down lighters and extractor fan.

The property occupies a cul-de-sac position, at this highly regarded residential address and is sited on a professionally landscaped plot. To the front is a block paved fore court and driveway giving car standing space and leading to the attached brick garage, measuring internally 5.03 x 2.47, having motorised roller shutter garage door, space and plumbing for automatic washing machine, internal personal door and supplied with power and light. To the side of the property a pathway leads to the sizeable landscaped rear garden, enclosed by close panelled fencing, laid to a shaped lawn with raised full width Indian sand stone patio area, mature shrubbed borders and timber potting shed.



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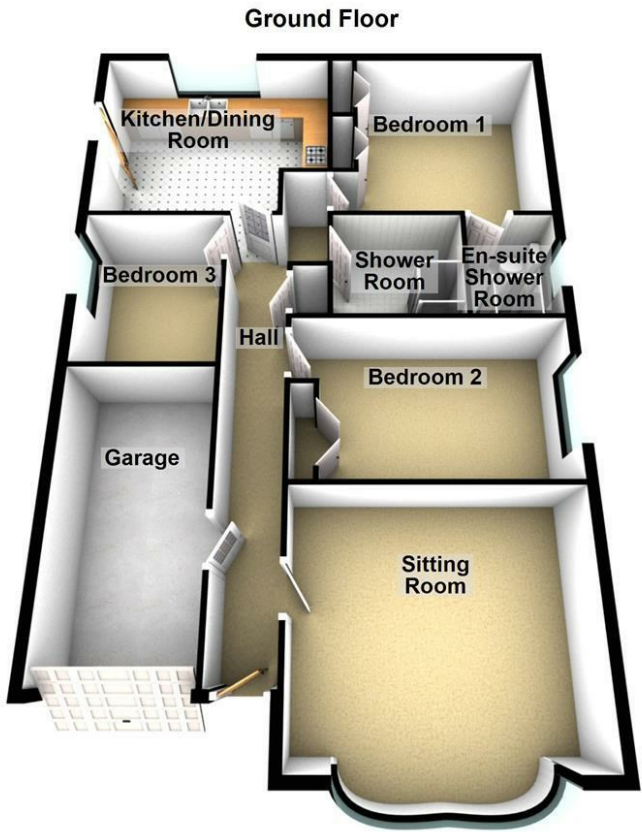
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		81
C		
D		
E		59
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		