





***** GREAT OPPORTUNITY IN THE POPULAR VILLAGE OF ASTON ON TRENT ****
 Lovely detached property located on a large plot with plenty of potential. The property offers a porch and hallway, lounge with fireplace and door onto the garden. Breakfast kitchen, utility room/store, additional store and wc. Shower room with separate wc, further ground floor room either bedroom 3 or a reception room. The first floor offers two double bedrooms, one over looking the garden and fields. THE PROPERTY IS OFFERED FOR SALE WITH NO UPWARD CHAIN.



PORCH

Entrance door into a upvc double glazed porch with door into the hallway.

HALL

Stairs to the first floor, radiator, door into the garage and doors to -

LOUNGE

Living flame coal, effect gas fire with brick surround, upvc double glazed windows and a door onto the garden, radiator.

KITCHEN

Fitted units with work surfaces and a stainless steel sink can drainer unit. Plumbing and space for a washing machine, further appliance spaces, Upvc double glazed windows and a door into the rear hall.

BATHROOM

Wash hand basin, corner shower cubicle, upvc double glazed window and a heated towel radiator.

WC

Low flush wc and a upvc double glazed window.

BEDROOM 1

Upvc double glazed windows and a radiator.

REAR HALL

Doors onto the garden, upvc double glazed windows and doors to a utility room, storage cupboard and WC.

FIRST FLOOR LANDING

Storage cupboard and doors to -



BEDROOM 2

Upvc double glazed window with stunning views over the garden and fields, radiator and eaves storage cupboard.

BEDROOM 3

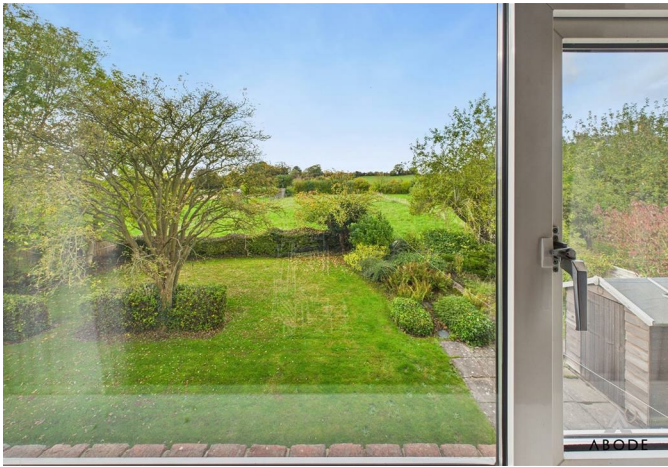
Upvc double glazed window, radiator and storage cupboard.

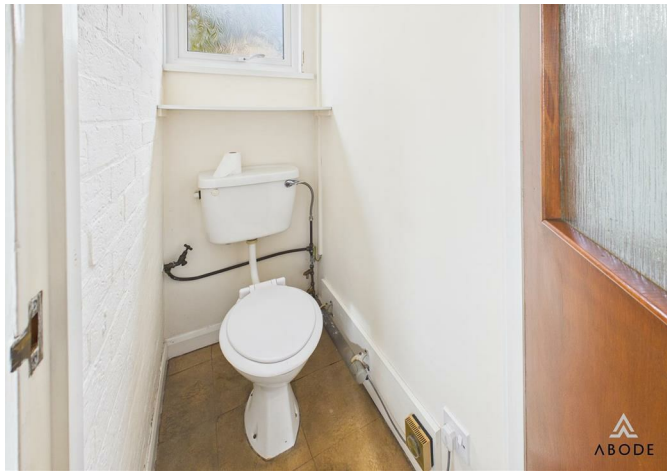
OUTSIDE

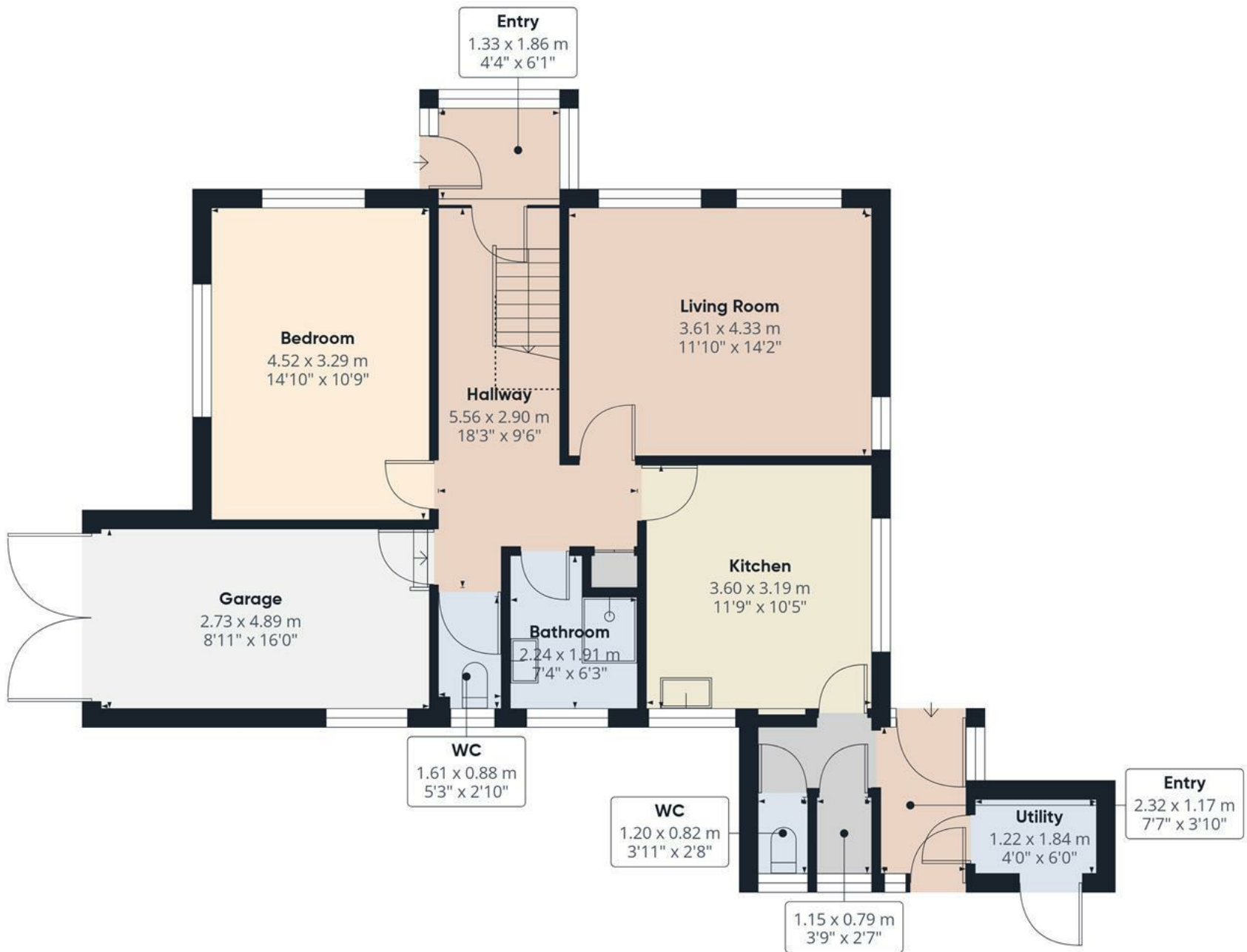
Extensive plot offering a block paved drive and turning, single garage, extensive lawns with mature shrubs and trees and a further paddock included in the sale.











Floor 0

Approximate total area^m

85 m²
915 ft²

Reduced headroom

1.2 m²
13 ft²

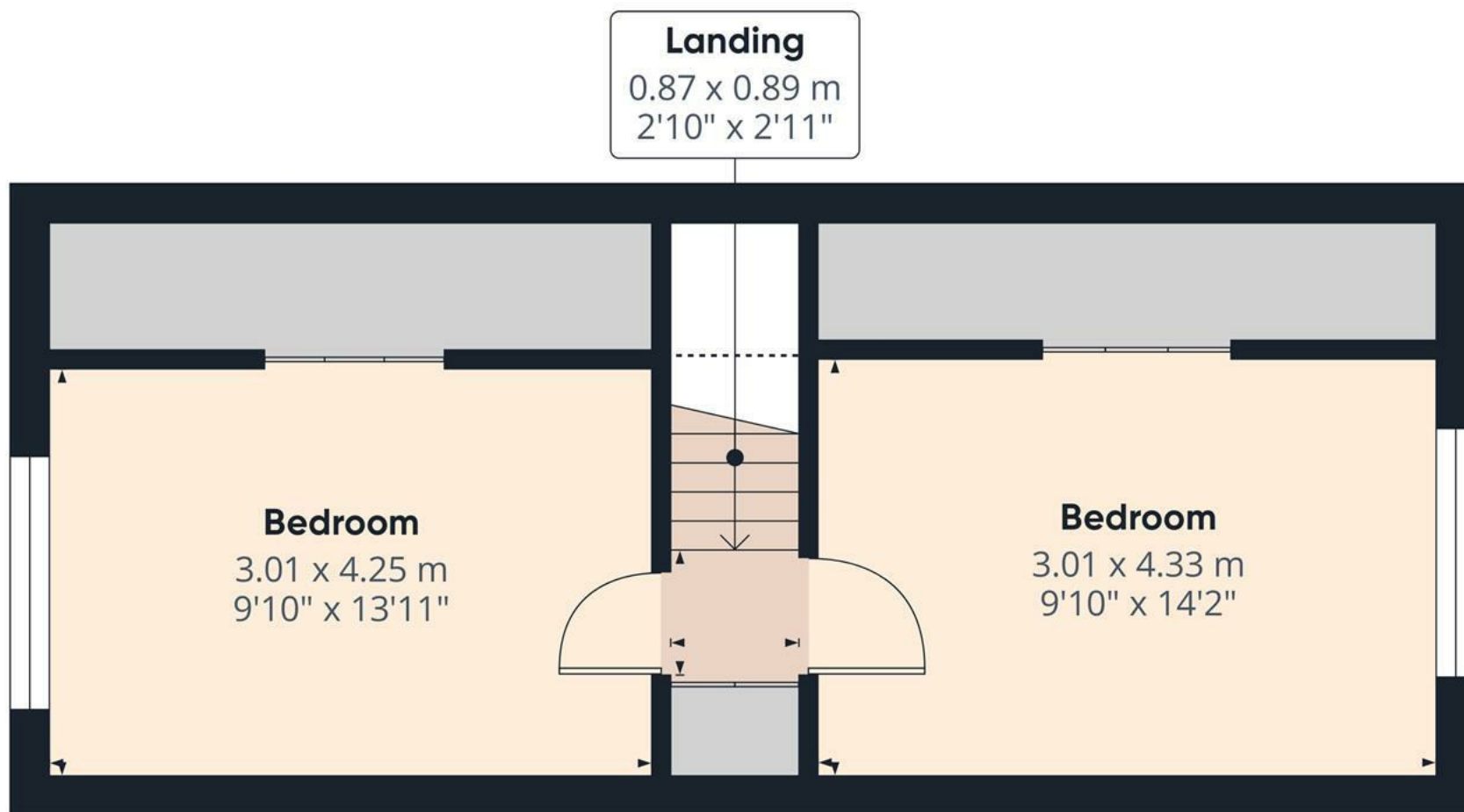
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area⁽¹⁾

35.6 m²

383 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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