





\*\*\*\* BEAUTIFUL GARDEN  
AND PLOT \*\*\*\* NO CHAIN

\*\*\*\* This is a lovely  
opportunity to purchase a  
three bedroom semi  
detached property in the  
highly regarded village of  
Aston on Trent. In brief the  
property offers a hall,  
lounge with fireplace, dining  
room and a fitted kitchen.

Three bedrooms and a  
shower room, front and rear  
gardens, long drive and a  
single garage.



## HALL

Entrance door into the hall with stairs to the first floor, storage cupboard, radiator and door to -

## LOUNGE

Feature fireplace with marble effect insert and hearth and a wood surround. Radiator, upvc double glazed window to the front and a door to the dining room.

## DINING ROOM

Under stairs storage cupboard, radiator, upvc double glazed window to the rear and a door to the kitchen.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven and a gas hob, plumbing and space for a washing machine and space for a fridge freezer. Radiator, upvc double glazed window to the rear and a door to the side.

## FIRST FLOOR LANDING

Airing cupboard, loft access and doors to -

## BEDROOM 1

Fitted wardrobes, cupboards and dressing table, radiator and upvc double glazed window to the front.

## BEDROOM 2

Upvc double glazed window to the rear and a radiator.



## BEDROOM 3

Storage cupboard, radiator and upvc double glazed window.







## BATHROOM

Enclosed shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

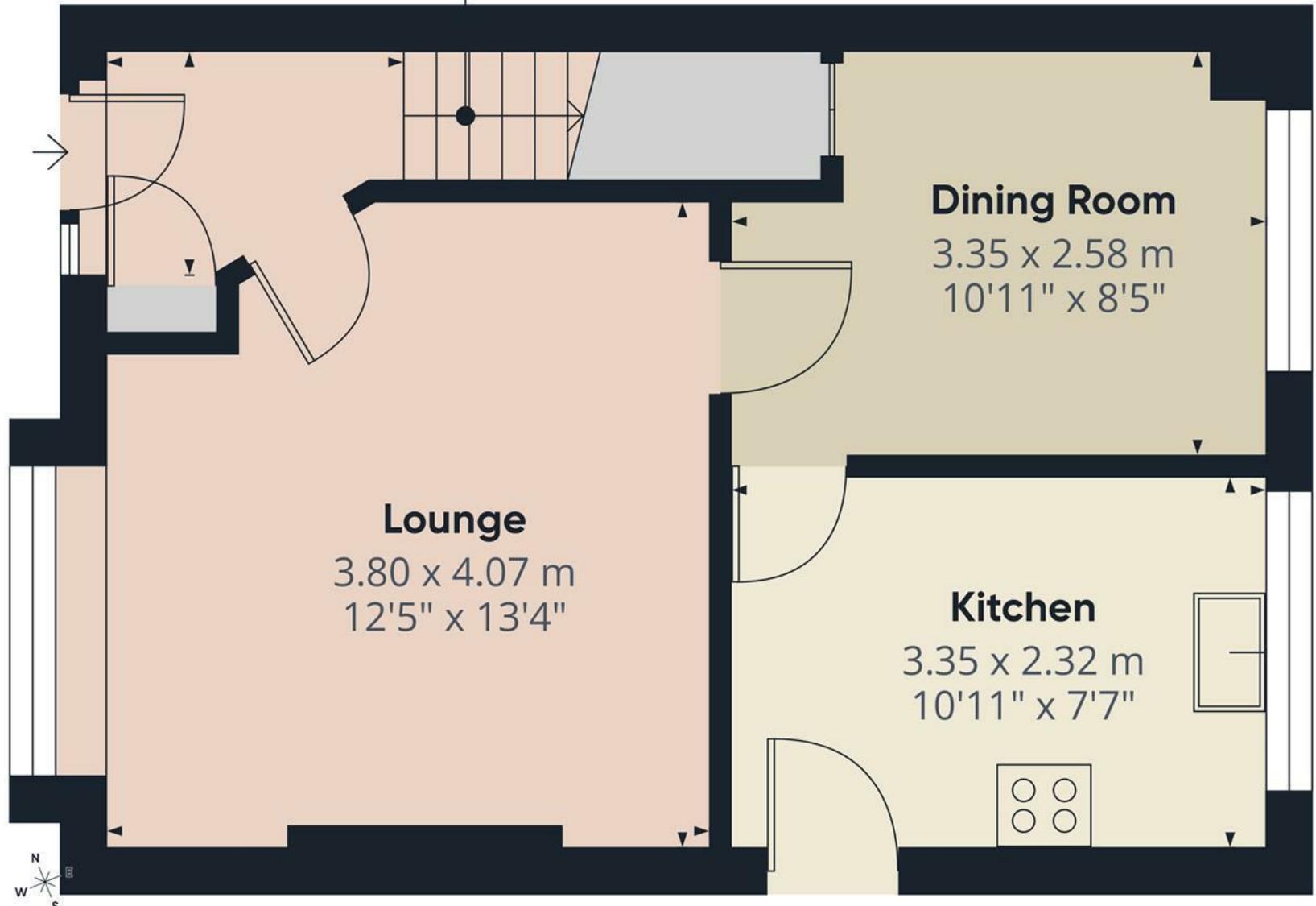
## OUTSIDE

Front lawn and a long drive down to a single garage. gated access to the rear garden offering a lawn with mature borders and shrubs, paved patio.





**Hallway**  
1.97 x 1.45 m  
6'5" x 4'8"



**Dining Room**  
3.35 x 2.58 m  
10'11" x 8'5"

**Lounge**  
3.80 x 4.07 m  
12'5" x 13'4"

**Kitchen**  
3.35 x 2.32 m  
10'11" x 7'7"

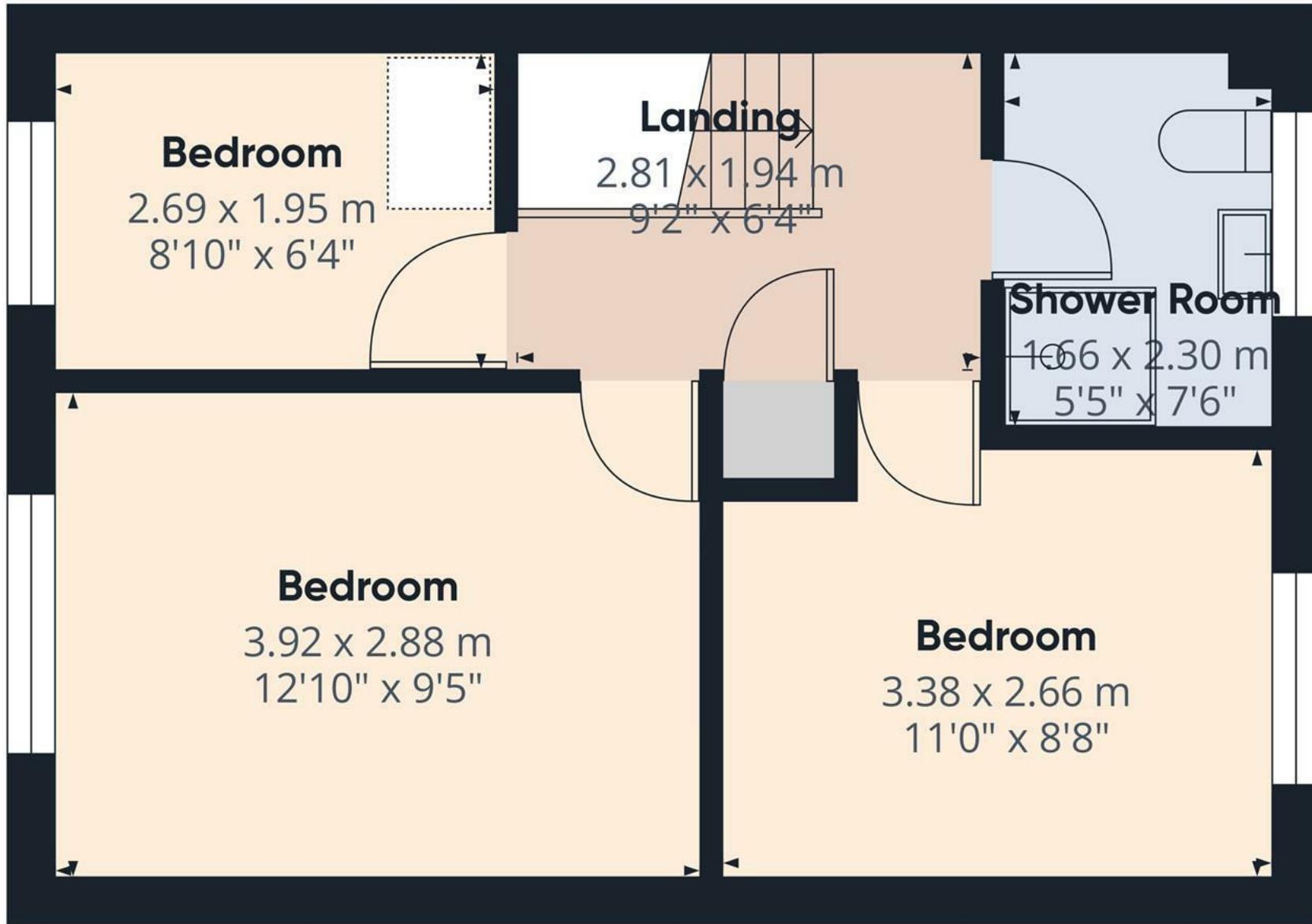
**Approximate total area<sup>(1)</sup>**  
35.8 m<sup>2</sup>  
385 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

Floor 0

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Approximate total area<sup>(1)</sup>

32.8 m<sup>2</sup>  
354 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1

