







**\*\*\*\* STUNNING RE-FITTED  
KITCHEN DINER \*\*\*\*  
IMMACULATE CONDITION  
THROUGHOUT \*\*\*\*** This is a great opportunity to purchase a well presented semi detached property in the highly regarded village of Aston on Trent. In brief the property offers a hallway, lounge with a feature fireplace, Wren fitted kitchen with dining area and doors onto the garden. The first floor offers three bedrooms and a re-fitted bathroom. Front and rear gardens, long drive and a single garage. **INTERNAL VIEWING IS HIGHLY RECOMMENDED.**





## HALL

Entrance door into the hall with a storage cupboard, stairs to the first floor, radiator and door to the lounge.

## LOUNGE

13'5 x 12'6

Feature fireplace with electric fire, marble effect insert and hearth and a modern surround. Upvc double glazed window to the front, radiator and a door to the kitchen diner.

## KITCHEN DINER

16'5 x 11'1

Wren fitted kitchen comprising wall mounted, base and drawer units with work surfaces, breakfast bar and a sink and drainer unit. Fitted oven and microwave, induction hood with extractor and integrated fridge freezer and washer dryer. Vertical modern radiator, upvc double glazed window and doors onto the garden, radiator and an under stairs storage cupboard.

## FIRST FLOOR LANDING

Airing cupboard, loft access and doors to -

## BEDROOM 1

12'7 x 9'9

Upvc double glazed window to the front and a radiator.



## BEDROOM 2

11'2 x 9'6

Upvc double glazed window to the front and a radiator.

## BEDROOM 3

8'9 x 6'3

Upvc double glazed window to the front and a radiator.











## BATHROOM

New fitted suite comprising a panel enclosed bath with fitted mains shower and a shower screen, vanity sink unit with wash hand basin and storage under, low flush wc, Chrome heated towel radiator and a upvc double glazed window.

## OUTSIDE

Front lawn and paved path to the front door. Long side drive down to a single garage 5.36m x 2.97 (17'7" x 9'8") with up and over door, power, lights and a personal door onto the garden. Gated access into the enclosed rear garden offering a lawn, paved patio areas, the timber summer house has power and is included in the sale.









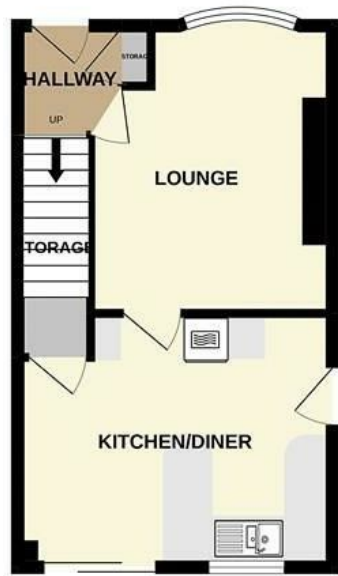




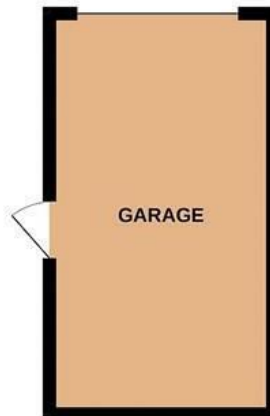
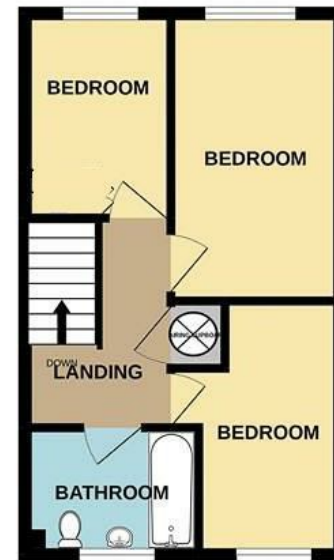




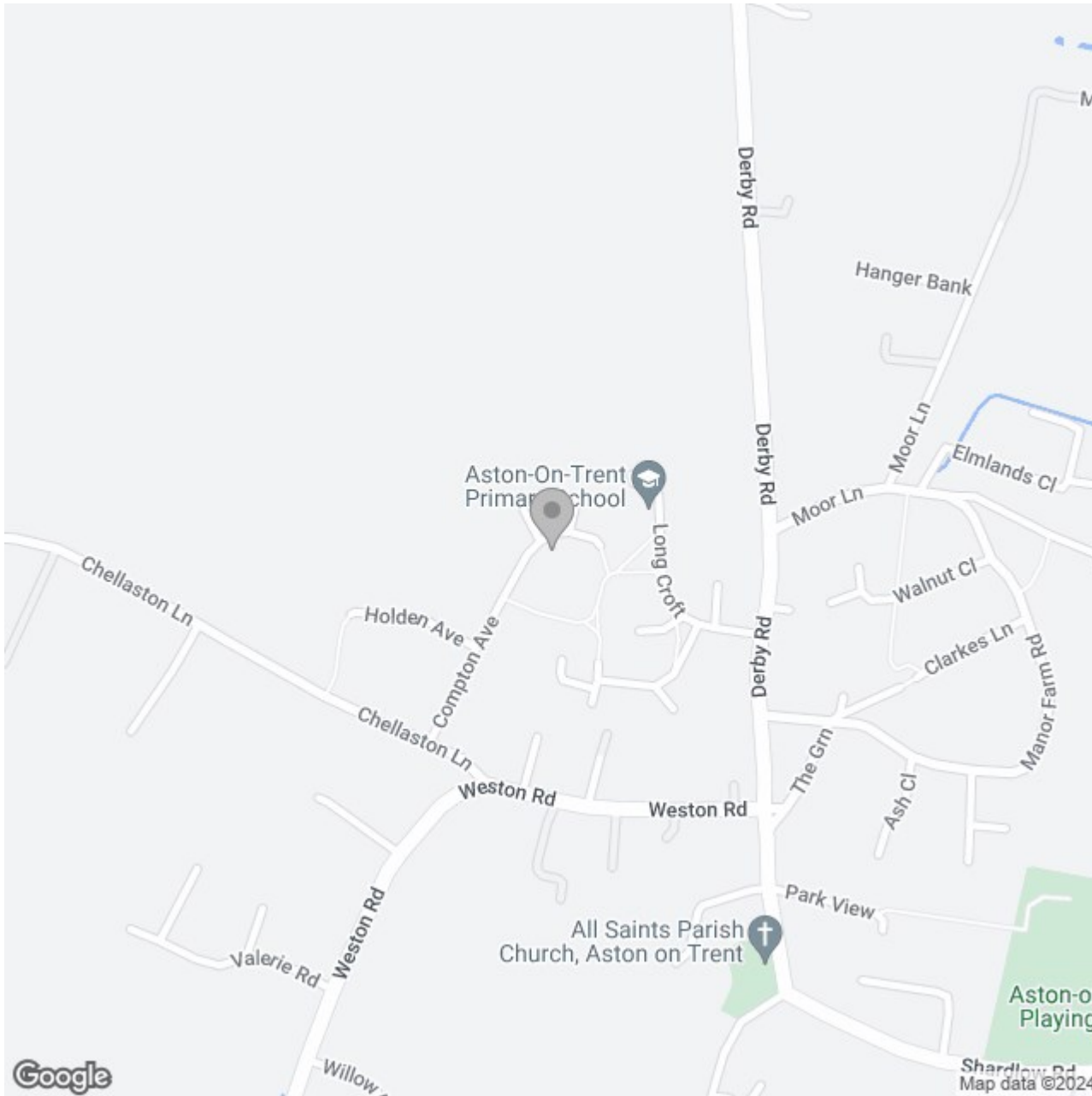
GROUND FLOOR



1ST FLOOR







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	