

Compton Avenue, Aston-On-Trent, Derbyshire, DE72 2AU Asking Price £288,950



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\*\*\*\* 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 refitted 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 | 12'7 x 9'9

Upvc double glazed window to the front and a radiator.



#### BEDROOM 2 II'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

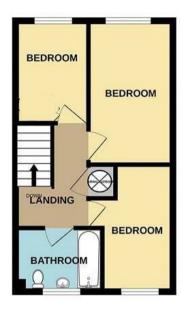
Front lawn and paved path to the front door. Long side drive down to a single garage 5.36m x 2.97 (17'7" x 9'8") with up and over door, power, lights and a personal door onto the garden. Gated access into the enclosed rear garden offering a lawn, paved patio areas, the timber summer house has power and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

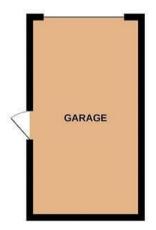




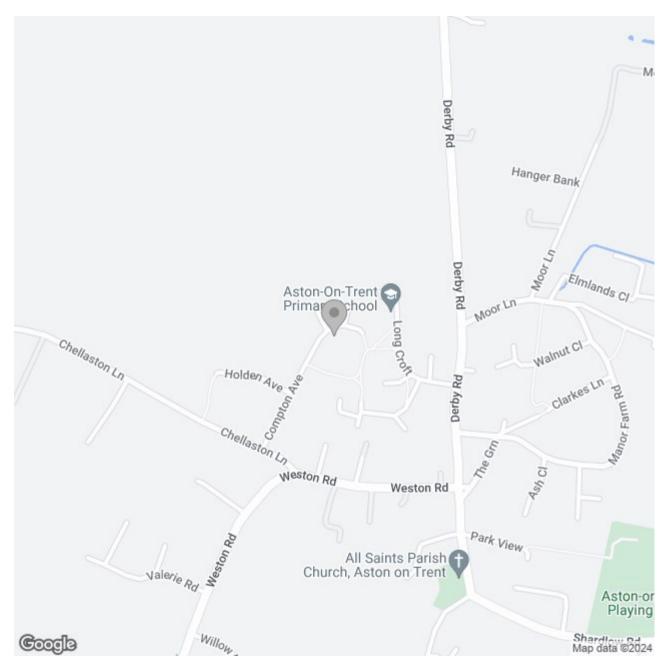




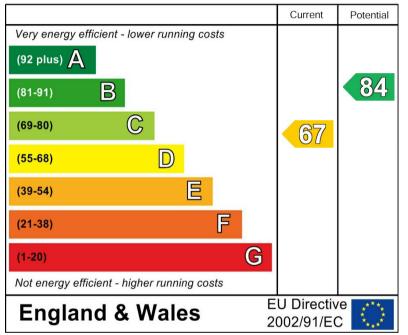




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doers, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or main-attement. This pain is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix @2022



# Energy Efficiency Rating



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SALES & LETTINGS

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