

Compton Avenue, Aston-On-Trent, Derbyshire, DE72 2AU  
**Offers In Excess Of £425,000**





ABODE



\*\*NO CHAIN \*\*\*\* VIEWING  
RECOMMENDED TO APPRECIATE THE  
SIZE INTERANLLY & EXTERNALLY \*\*

\*\*\*\*EXTENDED FAMILY HOME WITH  
AMPLE PARKING \*\*\*\*\* This is a great  
opportunity to purchase a good size  
family home in a cul de sac location.  
Benefitting from upvc double glazing  
and a gas heating system in brief this  
property offers a hall, guest cloakroom,  
L'shape lounge with study area, dining  
room, fitted breakfast kitchen. Four first  
floor bedrooms, en suite shower room  
and family bathroom. Ample parking to  
the front and single garage with electric  
roller door, enclosed rear garden.

ABODE  
SALES & LETTINGS

## HALL

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

## CLOAKROOM

Low flush wc, wash hand basin.

## DINING ROOM

Upvc double glazed window to the front, radiator and door to the lounge.

## LOUNGE

L'shape room with upvc double glazed windows and doors onto the garden, radiator and fireplace. Study area with a door to -

## BREAKFAST KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a breakfast bar. Sink and drainer unit, upvc double glazed windows, door to the side, radiator, fitted electric double oven, extractor hood and hob, appliance spaces, plumbing for a washing machine, door to the hall.

## FIRST FLOOR LANDING

Airing cupboard, walk-in storage cupboard, loft access and doors to -

## BEDROOM 1

Fitted bedroom furniture, upvc double glazed window, radiator and door to -

## EN SUITE

Shower, low flush wc, wash hand basin, radiator, fitted cupboards and upvc double glazed window.

## BEDROOM 2

Upvc double glazed window and radiator.



## BEDROOM 3

Upvc double glazed window and radiator.

## BEDROOM 4

Upvc double glazed window, storage cupboard and radiator.

## BATHROOM

Panel enclosed bath with a shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

## OUTSIDE







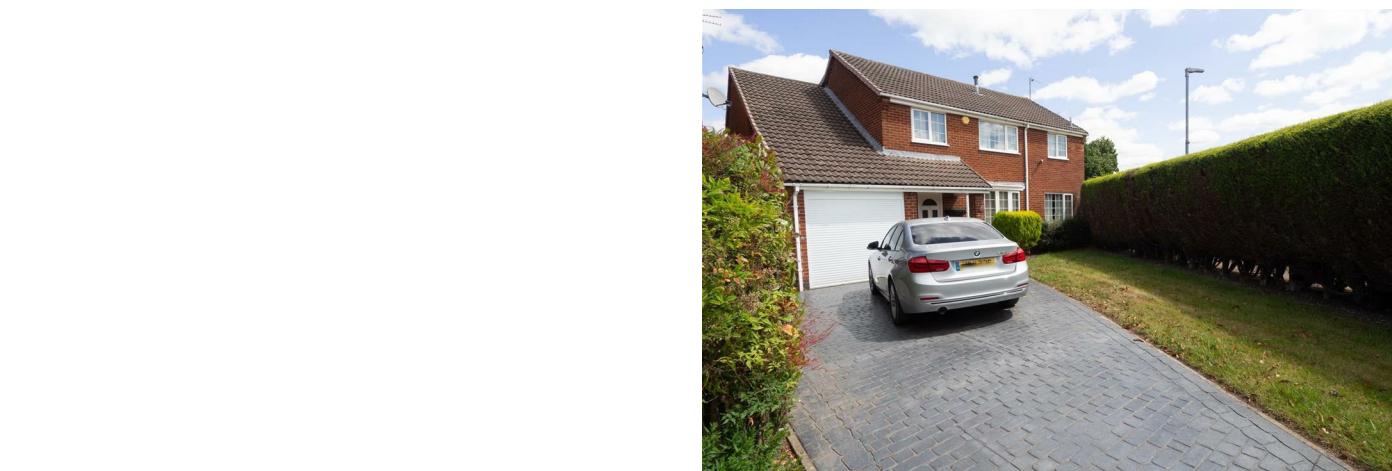
Front drive and turning area, lawn, access both sides to the enclosed rear garden. Single garage with electric roller door. Low maintenance rear garden with seating areas.













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

82.5 m<sup>2</sup>

889 ft<sup>2</sup>

Reduced headroom

0.5 m<sup>2</sup>

5 ft<sup>2</sup>

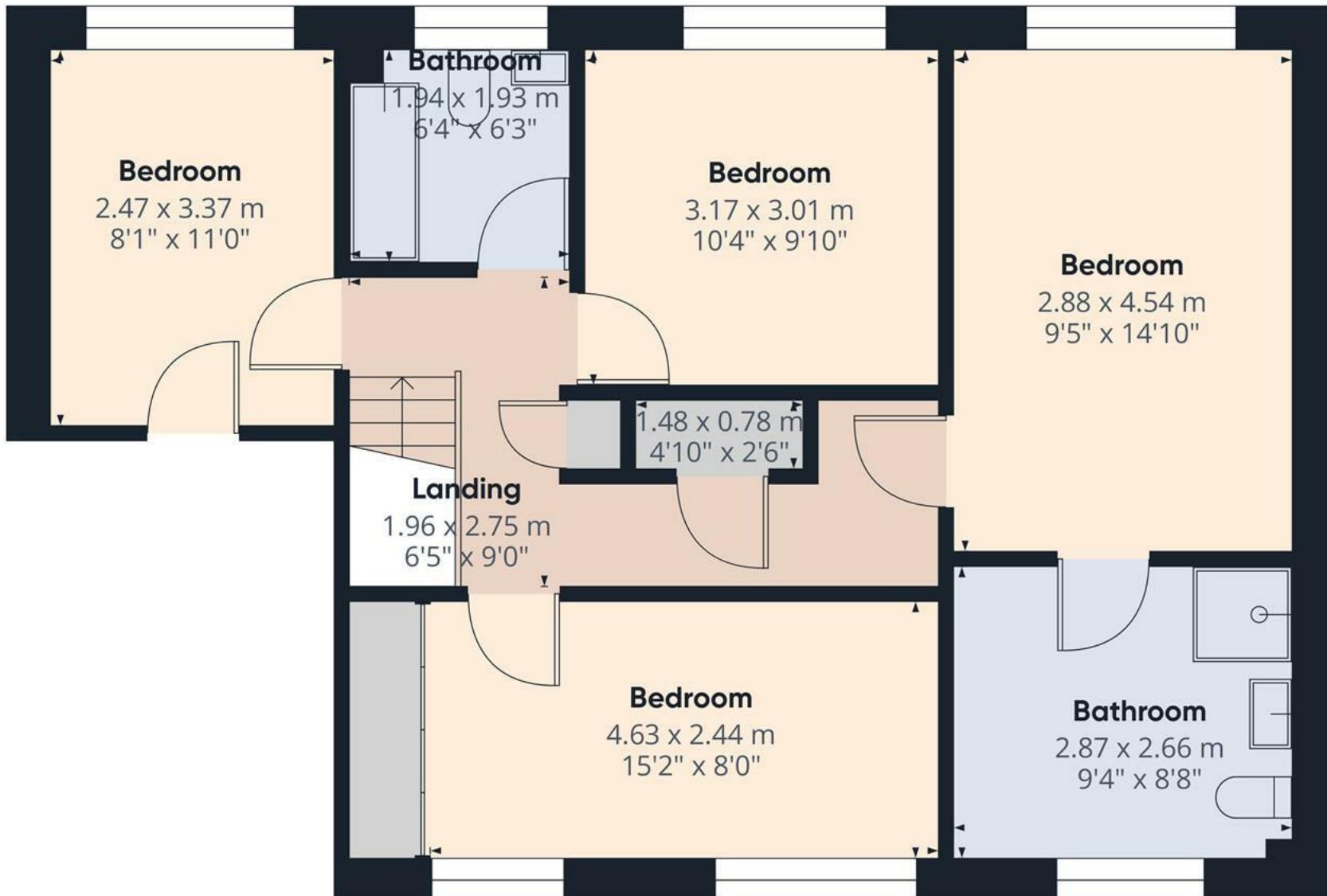
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

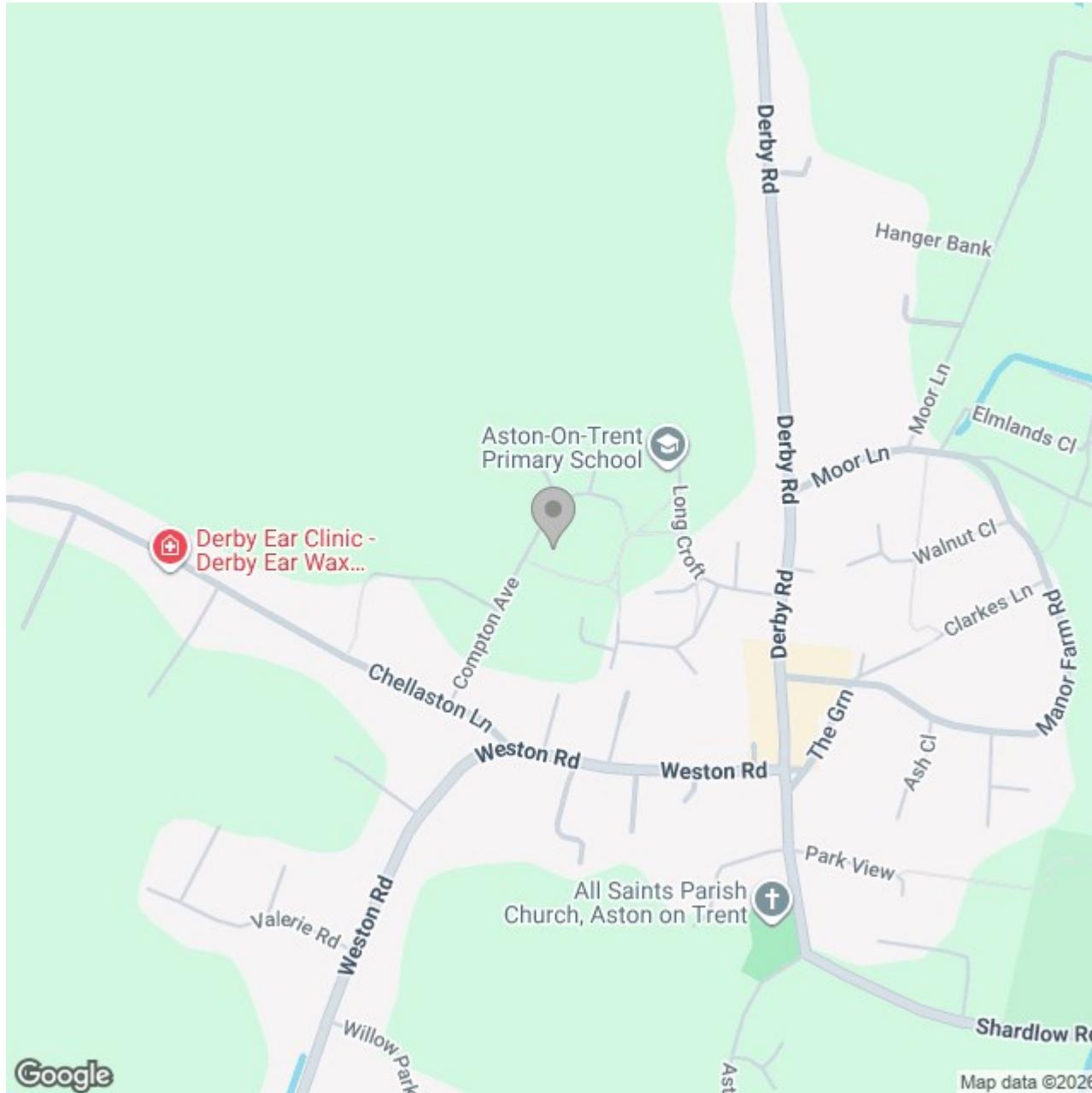
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



(1) Excluding balconies and terraces

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## Energy Efficiency Rating

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