





\*\*\*\* OVERLOOKING THE  
PLAYING FIELDS TO THE REAR  
\*\*\*\* MODERN FITTED DINING  
KITCHEN \*\*\*\* This is a  
beautifully presented three  
bedroom detached property in  
the highly regarded village of  
Aston on Trent. The property is  
well presented throughout and  
in brief offers a lounge,  
conservatory overlooking the  
garden, fitted kitchen with  
breakfast bar, utility room and  
a guest cloakroom. Three first  
floor bedrooms and a shower  
room. Ample parking to the  
front, single garage and an  
enclosed rear garden.  
INTERNAL VIEWING IS HIGHLY  
RECOMMENDED.

### KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a matching breakfast bar with stone work surfaces. Sink unit, fitted electric double oven, electric hob and extractor, integrated dishwasher and fridge freezer. Upright radiator, tile floor, door to the side and a upvc double glazed window to the front.

### UTILITY ROOM

Plumbing and space for a washing machine, further appliance space, central heating boiler, radiator and a door to the garage.

### INNER HALL

Stairs to the first floor, radiator and doors to -

### CLOAKROOM

Low flush wc, wash hand basin and upvc double glazed window.

### LOUNGE

Feature fireplace with wood surround, two radiator, upvc double glazed window, and doors into the conservatory.

### CONSERVATORY

Windows and doors into the garden.

### FIRST FLOOR LANDING

Sky light window and doors to -



### BEDROOM 1

Upvc double glazed window to the front, radiator and eaves storage cupboards.

### BEDROOM 2

Upvc double glazed window to the rear with views over the playing fields, radiator and eaves storage cupboard.







### BEDROOM 3

Upvc double glazed window to the rear with views over the playing fields, and a radiator.

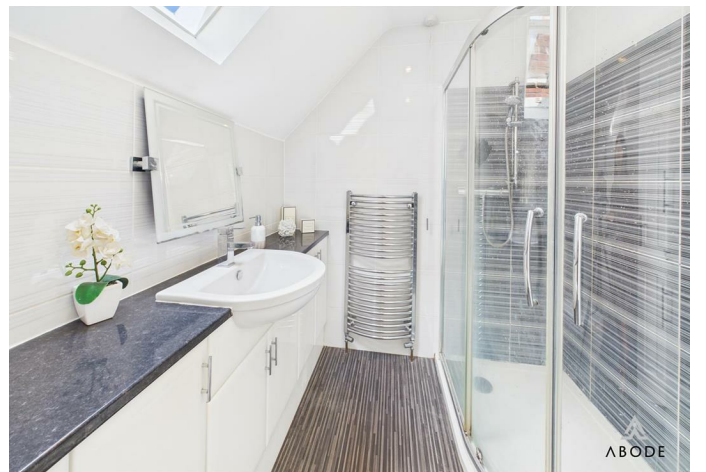
### SHOWER ROOM

Large shower cubicle, low flush wc, wash hand basin with fitted cupboards under, sky light window and chrome heated towel radiator.

### OUTSIDE

Ample parking to the front and a roller door into the garage. Side gated access to the enclosed rear garden

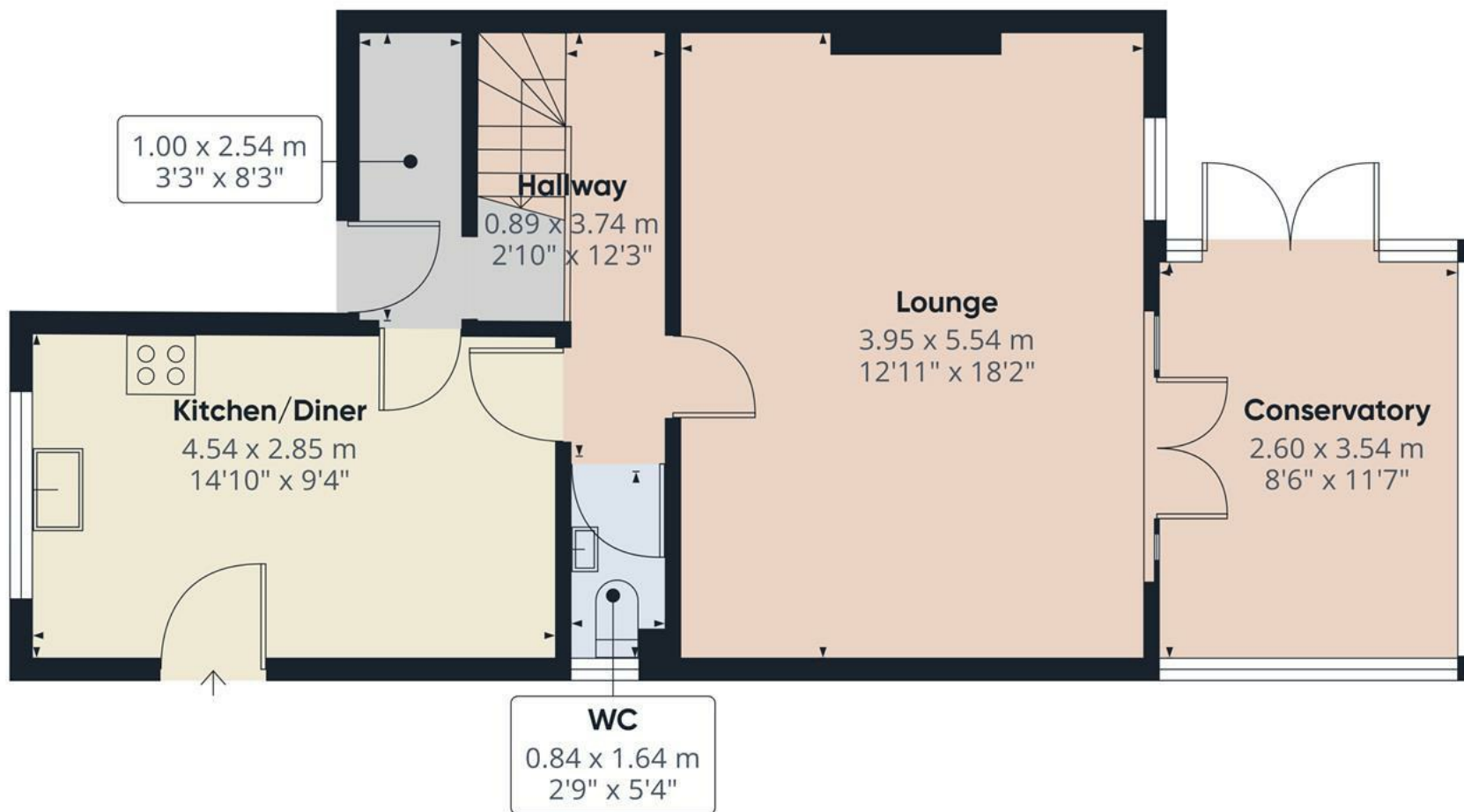












Approximate total area<sup>(1)</sup>

53.2 m<sup>2</sup>

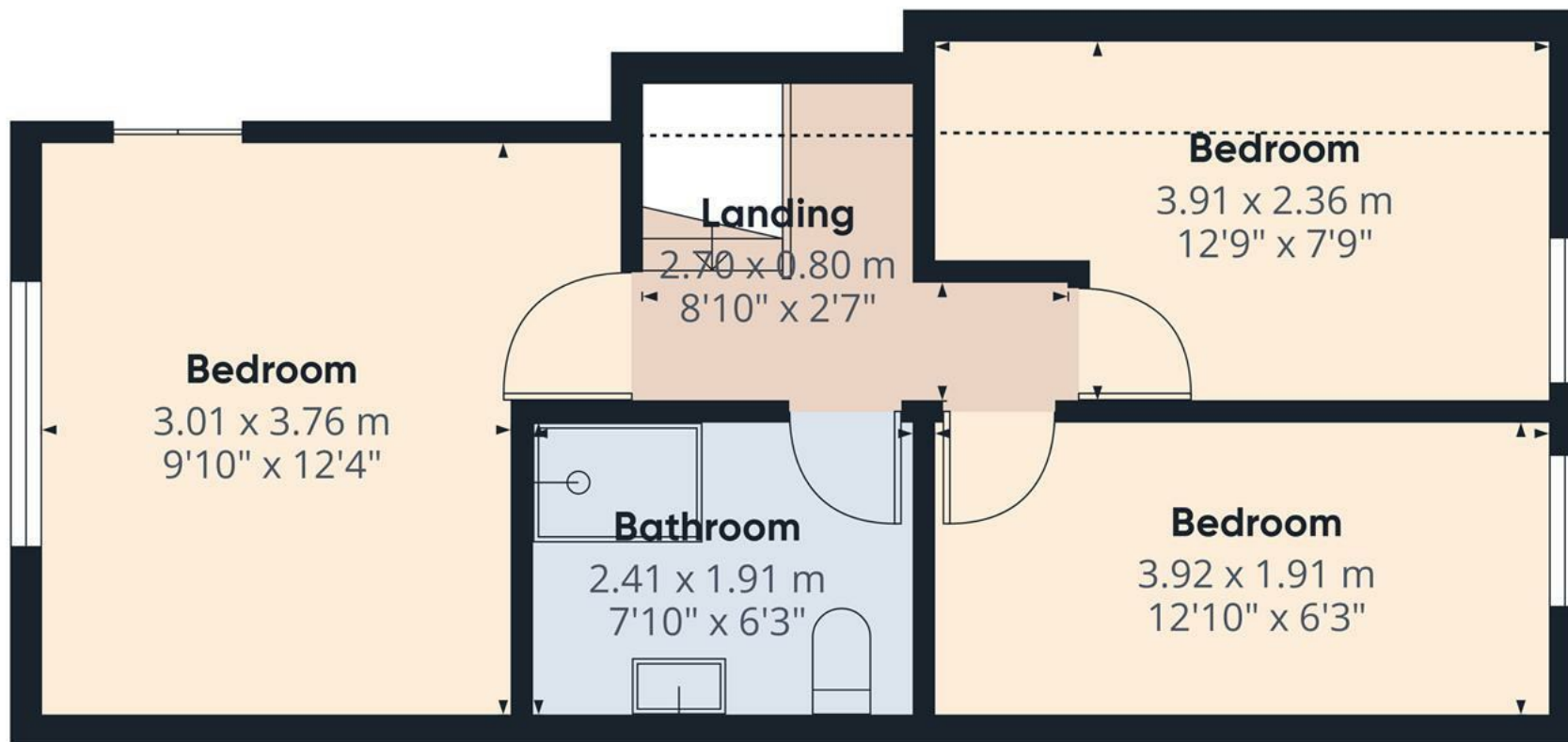
573 ft<sup>2</sup>

(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.

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Floor 0



Floor 1

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

36.4 m<sup>2</sup>

393 ft<sup>2</sup>

Reduced headroom

2.5 m<sup>2</sup>

26 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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