Abode are delighted to offer for sale this beautifully presented, modern family home, providing spacious and well-planned living accommodation in a highly sought-after location.

The property is situated in the popular village of Aston-on-Trent, a charming and well-regarded community known for its excellent local amenities, including village shops, traditional pubs, well-rated schools, and picturesque riverside and countryside walks. Aston-on-Trent also benefits from convenient transport links to Derby, the A50, and East Midlands Airport, making it ideal for commuters and families alike.

The home further benefits from a driveway providing off-road parking for two vehicles, uPVC double glazing throughout, and a well-equipped modern kitchen with integrated appliances.

In brief, the accommodation comprises an entrance hallway, ground floor WC, living room, and kitchen diner to the ground floor. To the first floor are three well-proportioned bedrooms, with the master enjoying the benefit of an en-suite shower room, along with a modern family bathroom.

Ideal for first-time buyers, those looking to upsize or downsize, this superb home must be viewed early to be fully appreciated. An early viewing is highly recommended.

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Entrance Hallway

Composite door leading in from the front, central heating radiator, stairs leading up to the first floor, panelling, tiled flooring and storage cupboard.

WC

WC, wash hand basin with tiled splashback, tiled flooring, central heating radiator and UPVC double glazed window to the front elevation.

Living Room

UPVC double glazed bay window to the front elevation, central heating radiator.

Kitchen Diner

Modern base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board. Integral cooler with gas hob and extractor hood above, integrated dishwasher, fridge freezer and utility cupboard with worktop, space and plumbing for a washing machine. Tiled flooring, partially tiled walls, spot lighting, central heating radiator and UPVC double glazed window to the rear elevation and patio doors leading out into the garden. Ample space for a dining table and chairs.

Landing

Loft access, two storage cupboards.

Master Bedroom

UPVC double glazed window to the front elevation, central heating radiator and three door built in mirrored wardrobes.
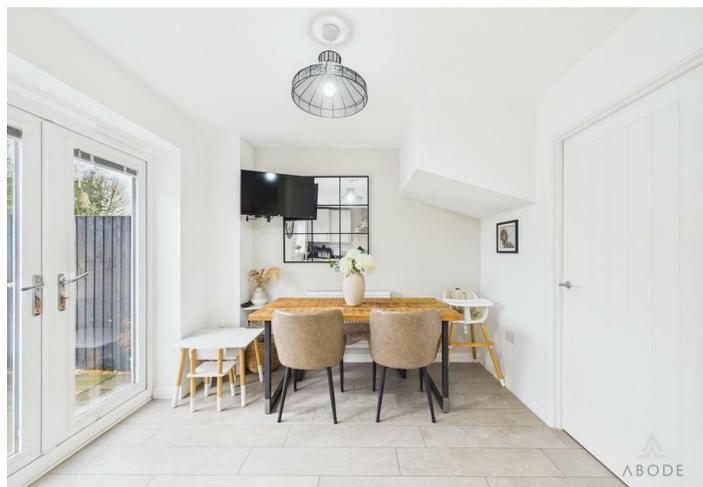

Ensuite

Modern suite comprising;- WC, wash hand basin and double shower cubicle. Tiled flooring and partially tiled walls, central heating radiator, UPVC double glazed window to the side elevation.

Bedroom

UPVC double glazed window to the front elevation, central heating radiator.

Bedroom

UPVC double glazed window to the rear elevation, central heating radiator.
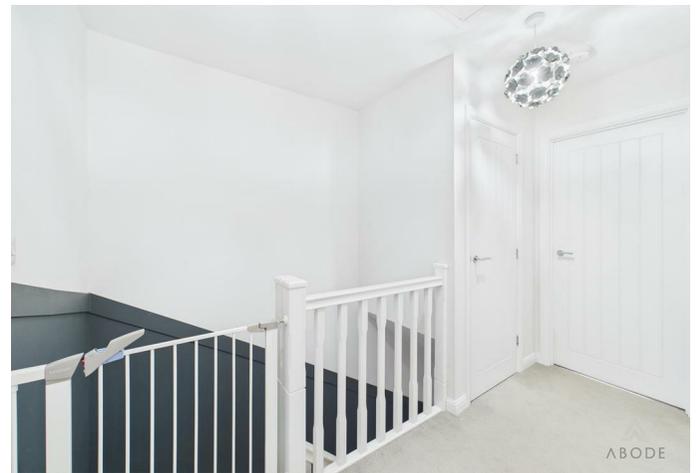
Bathroom

Modern suite comprising;- WC, wash hand basin and bath with shower over. UPVC double glazed window to the rear elevation, central heating radiator, tiled flooring and partially tiled walls.

Outside

To the front the driveway provides off road parking for two vehicles, with an electric charging point. To the rear the garden is mainly laid to lawn with patio area ideal for entertaining. Borders with mature shrubs and trees, outside water tap, gated access to the front.
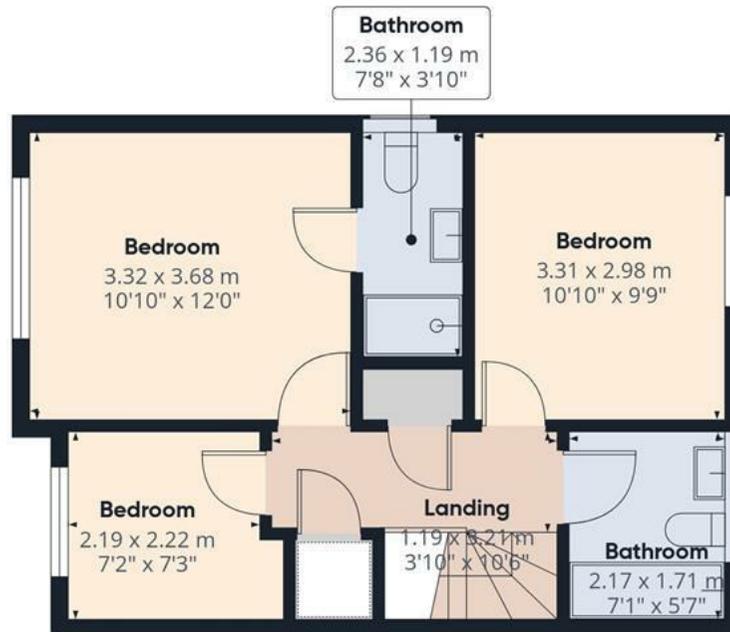
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Living Room
3.29 x 5.33 m
10'9" x 17'5"

Kitchen
5.57 x 2.88 m
18'3" x 9'5"

Hallway
1.25 x 4.64 m
4'1" x 15'2"

WC
0.94 x 1.75 m
3'1" x 5'9"

Floor 0

Bathroom
2.36 x 1.19 m
7'8" x 3'10"

Bedroom
3.32 x 3.68 m
10'10" x 12'0"

Bedroom
3.31 x 2.98 m
10'10" x 9'9"

Bedroom
2.19 x 2.22 m
7'2" x 7'3"

Landing
1.19 x 3.21 m
3'10" x 10'6"

Bathroom
2.17 x 1.71 m
7'1" x 5'7"

Floor 1

E S
N W

Approximate total area[1]

84 m²
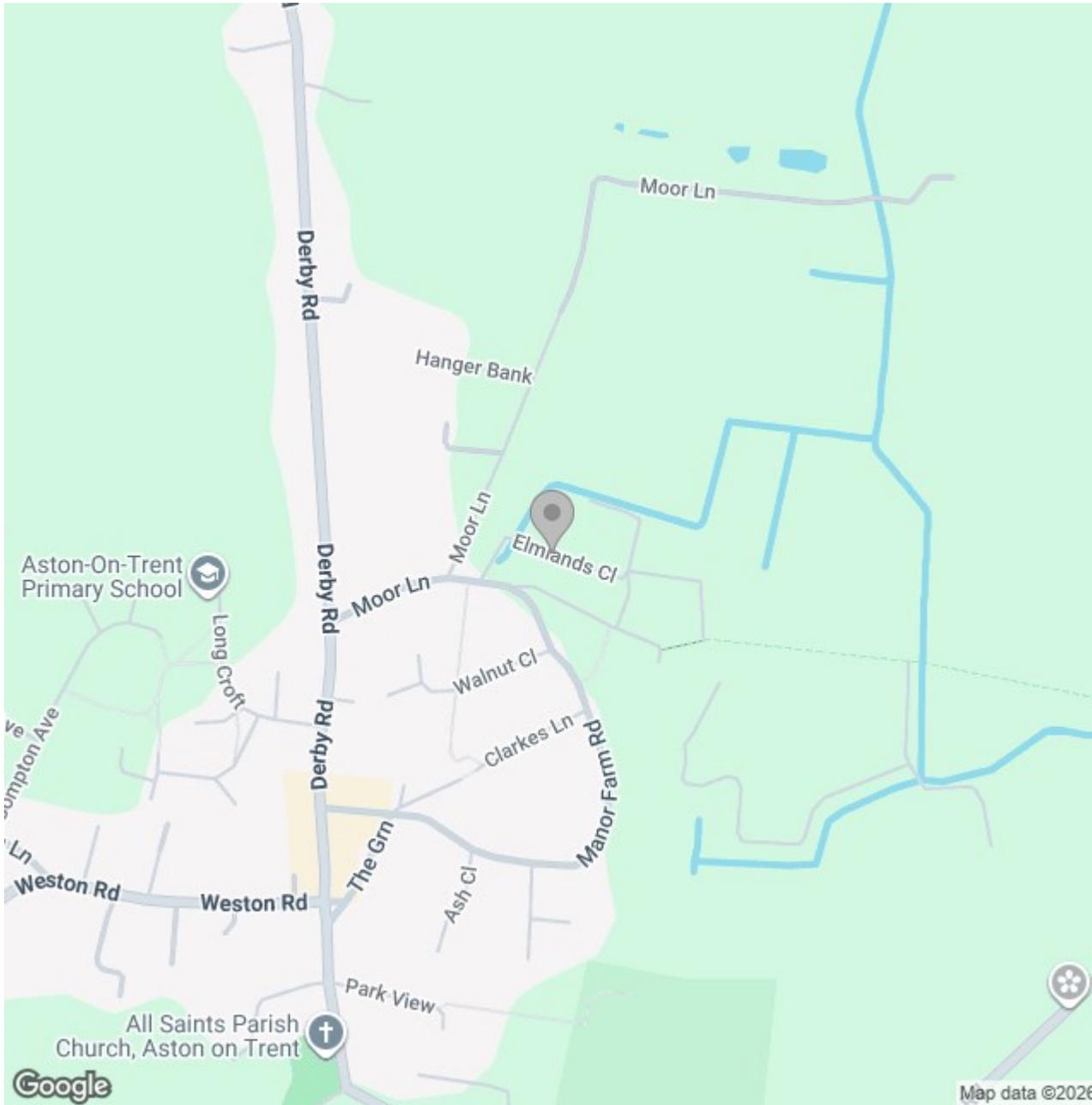
905 ft²

Reduced headroom

0.9 m²

10 ft²

(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

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

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