

Compton Avenue, Aston-On-Trent, Derbyshire, DE72 2AU
£410,000





**** STUNNING EXTENDED PROPERTY WITH HIGH SPECIFICATION LIVING AND DINING KITCHEN ****

Immaculate family home in a popular quiet location offering a porch and hall, lounge with feature fireplace and log burner, open plan fitted dining kitchen with island and built in appliances. Guest cloakroom and a utility room. The first floor offers a family bathroom with bath and shower, two double bedrooms, a single room or study with access to the converted loft and a second bathroom. Ample parking to the front and an enclosed, landscaped rear garden. INTERNAL VIEWING

HIGHLY RECOMMENDED



PORCH

Entrance door onto the porch with a door into the hall.

HALL

Stairs to the first floor, under stairs storage cupboard, door to the kitchen and open into -

LOUNGE

Feature fireplace with log burner, fitted storage and shelving, radiator and upvc double glazed window.

OPEN PLAN LIVING & DINING KITCHEN

High specification fitted wall mounted, base and drawer units with work surfaces and a matching island and breakfast bar. Sink and drainer unit, fitted electric double oven and microwave, electric hob, integrated dishwasher and fridge freezer. Two storage cupboards, radiator, upvc double glazed window and doors onto the garden and doors to -

CLOAKROOM

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

UTILITY ROOM

Fitted units, work surface, plumbing and space for a washing machine.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Wardrobes, upvc double glazed window and a radiator.

BEDROOM 2

Storage cupboard, upvc double glazed window and a radiator.



BEDROOM/STUDY

Fitted office furniture, radiator, upvc double glazed window and stairs to the converted loft.

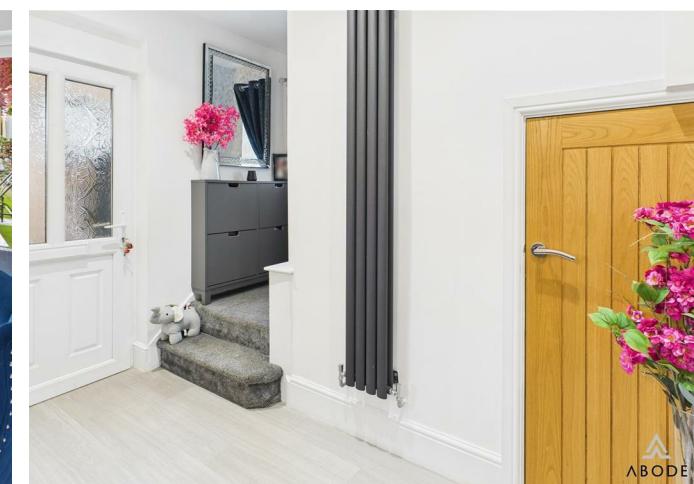
BATHROOM

Panel enclosed bath with shower and shower screen, separate shower cubicle, wash hand basin with cupboards under, chrome heated towel radiator and upvc double glazed window.

CONVERTED LOFT

Two areas, sky light windows, eaves storage/wardrobes.







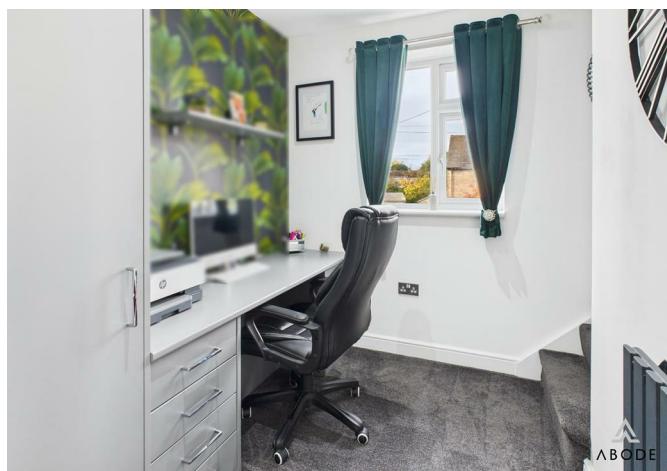
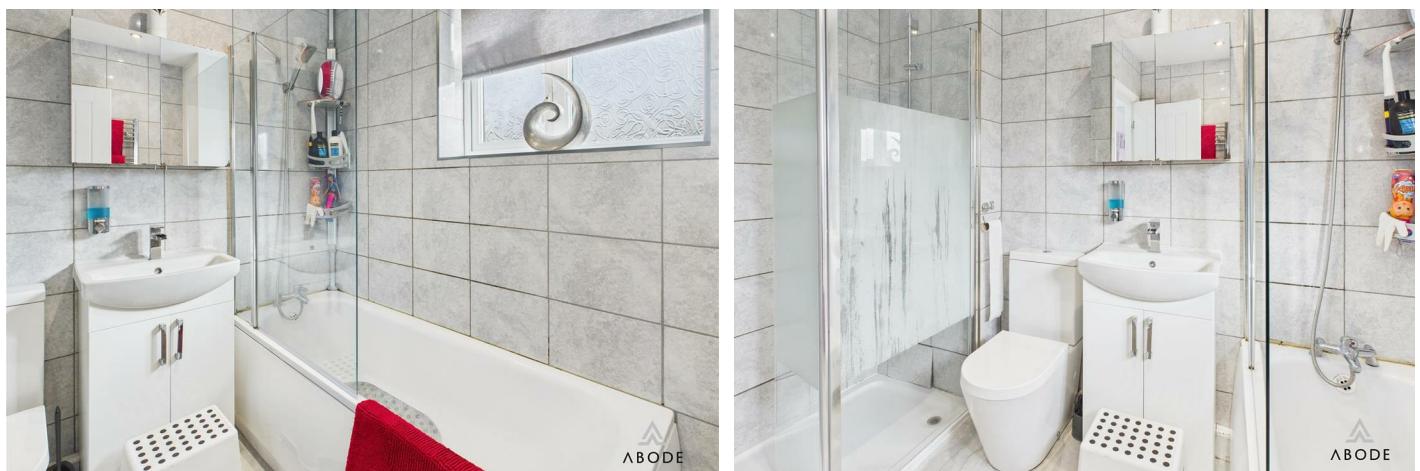
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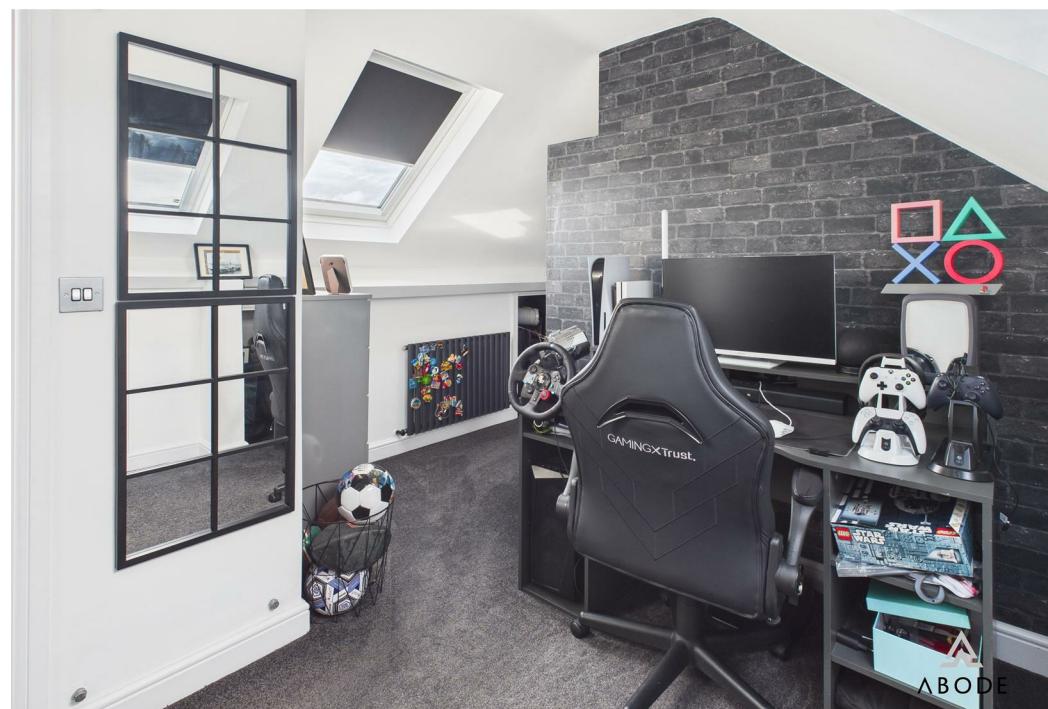
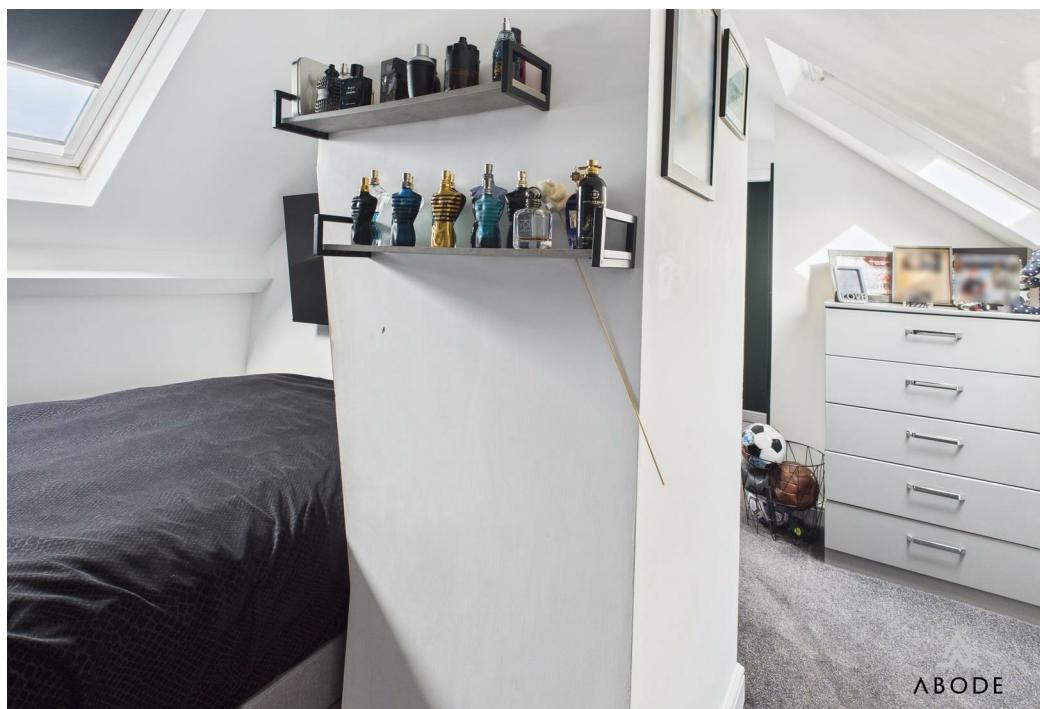
Bath, wash hand basin with drawers under, radiator and sky light window.

OUTSIDE

Ample parking to the front, gated access to the enclosed rear garden offering seating areas, pergola, lawn and beds.



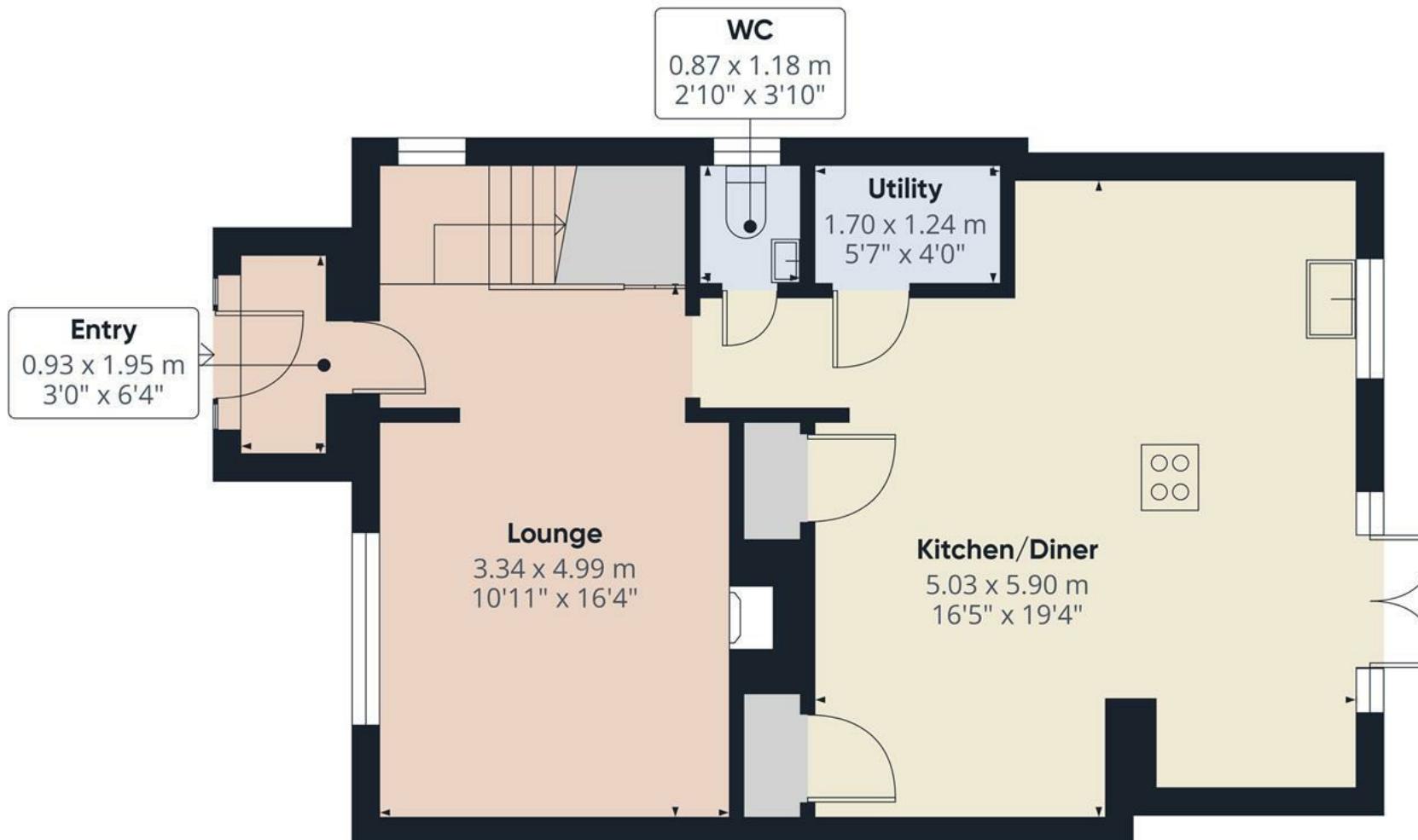








ABODE



Approximate total area⁽¹⁾

54.4 m²

588 ft²

(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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