





\*\*\*\* STUNNING PLOT WITH BEAUTIFUL VIEWS  
IN THE HEART OF ASTON ON TRENT \*\*\*\*

This superb detached bungalow offers exceptional potential and sits within a generous, well-established plot. Benefiting from uPVC double glazing and gas central heating, the accommodation briefly comprises an inviting entrance hall, a spacious lounge with doors leading into a conservatory overlooking the garden, and a fitted kitchen with pantry. There is also a separate dining room with direct access to the garden, two well-proportioned double bedrooms—one featuring an en suite WC, and a family bathroom. Externally, the property provides ample off-road parking to the front and side, a single garage, and an extensive rear garden enjoying attractive countryside views. Offered for sale with no upward chain, this is a fantastic opportunity to create a wonderful home in a highly desirable location.



## HALL

Entrance door into the hall with storage cupboards, radiator and the loft access with full down ladder.

## LOUNGE

Feature fireplace with living fame coal effect gas fire, radiator, upvc double glazed double doors into the conservatory.

## CONSERVATORY

Upvc double glazed windows and doors onto the garden and a tiled floor.

## KITCHEN

Fitted wall mounted, base and drawer units with works surfaces and a sink and drainer unit. Fitted electric oven with a gas hob, upvc double glazed window to the front, door to the side and a door to the pantry.

## DINING ROOM

Radiator, upvc double glazed window and door to the side and double doors onto the garden.

## BEDROOM

Fitted wardrobes, upvc double glazed window and radiator.

## BEDROOM

Upvc double glazed window and a radiator. Door to -

## EN SUITE

Low flush wc and a wash hand basin.



## BATHROOM

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

## OUTSIDE



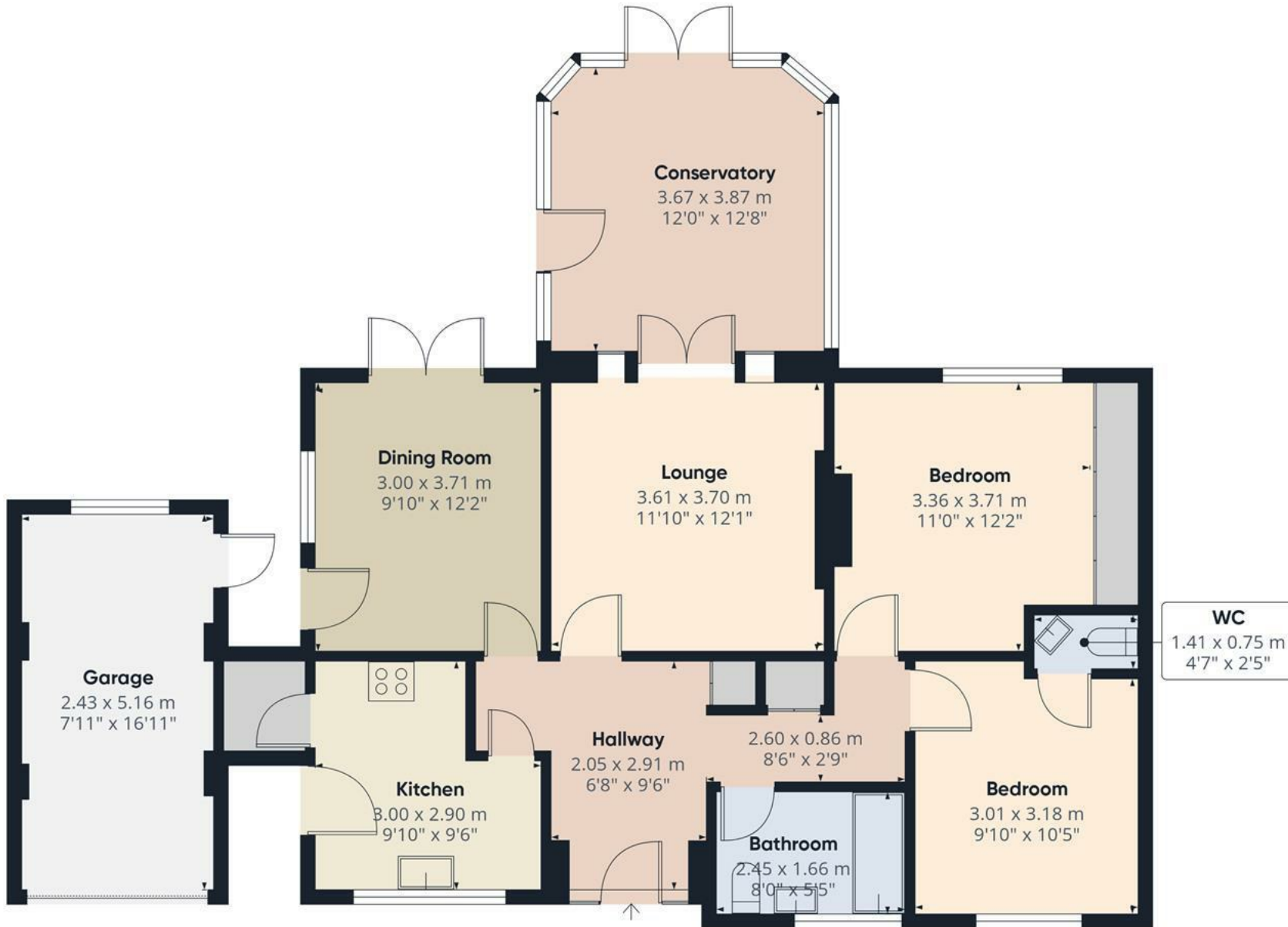




Substantial plot with ample parking to the front and side offering space for a motor home or caravan. Gated access to the rear garden which offers seating areas, substantial lawn with hedges, plants and trees. Garden shed and green house. Single garage with up and over door and a personal door into the garden.







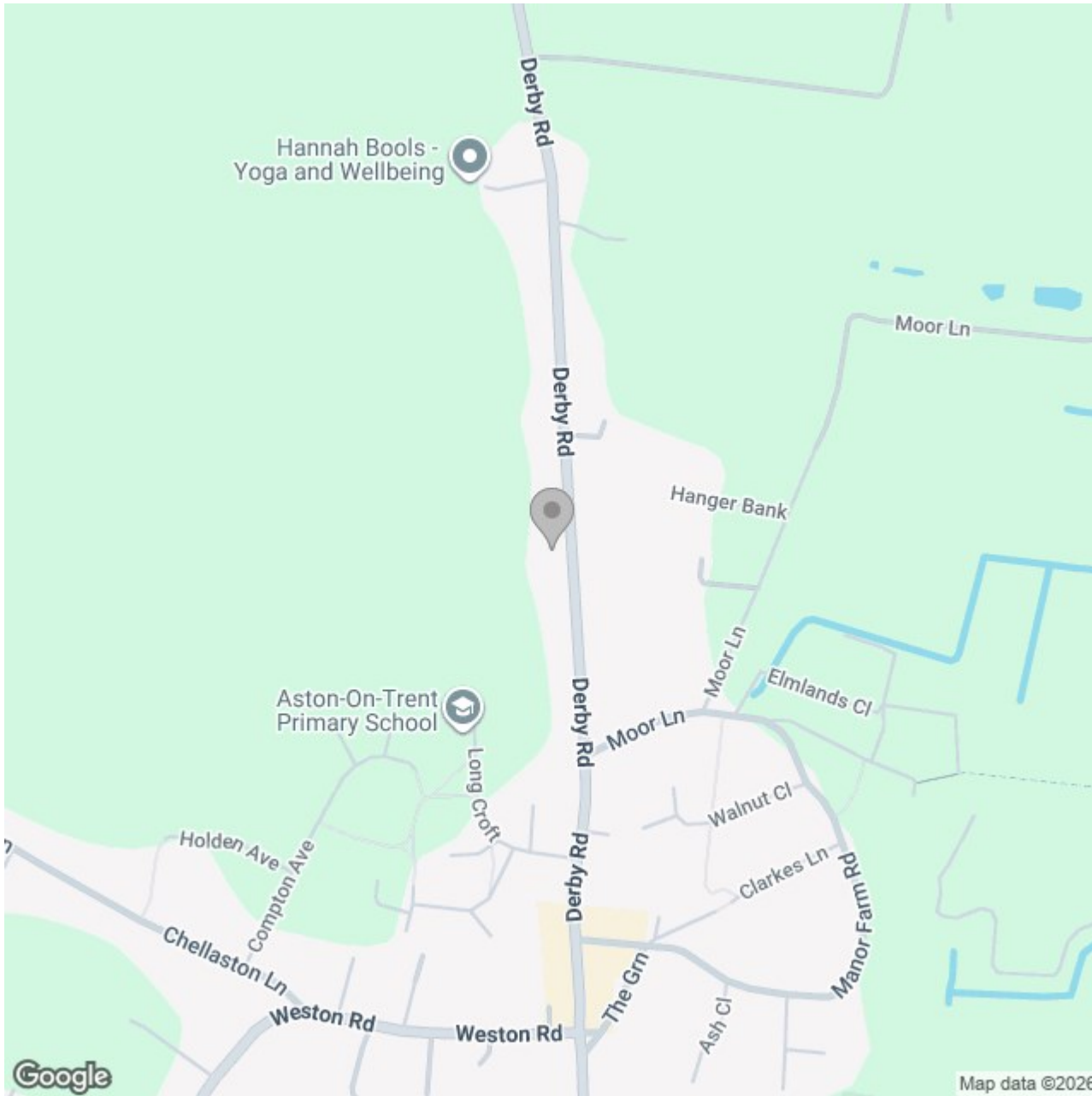
Approximate total area<sup>(1)</sup>

99 m<sup>2</sup>  
1066 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.

GIRAFFE360



## Energy Efficiency Rating

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