





\*\*\*\* STUNNING POSITION WITH COUNTRYSIDE VIEWS IN THE HIGHLY REGARDED VILLAGE OF ASTON ON TRENT \*\*\*\* This is a great opportunity to purchase a detached family home with lots of potential to improve. In brief the property offers an extended hallway, kitchen and a lounge diner with doors onto garden. Three first floor bedrooms and a family bathroom. Lovely size plot with front and rear established gardens, ample parking and a single garage. The property is offered for sale with no upward chain.



ABODE  
SALES & LETTINGS

## HALL

Entrance door into the hallway with stairs to the first floor, UPVC double Glazed windows, radiator and to -

## KITCHEN

Fitted wall mounted base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven and a gas hob, appliance spaces, under stair storage, cupboard, UPVC double glazed window, door to the garden and door to the lounge diner.

## LOUNGE DINER

Feature brick fire place, UPVC double glazed window to the front elevation, two radiators and doors onto the garden.

## FIRST FLOOR LANDING

Airing cupboard, loft access, and doors to -

## BEDROOM 1

Built-in wardrobes, radiator and a UPVC double glazed window overlooking the countryside.

## BEDROOM 2

UPVC double glaze window overlooking the garden, and a radiator.

## BEDROOM 3

UPVC double glazed window overlooking the countryside and a radiator.

## BATHROOM

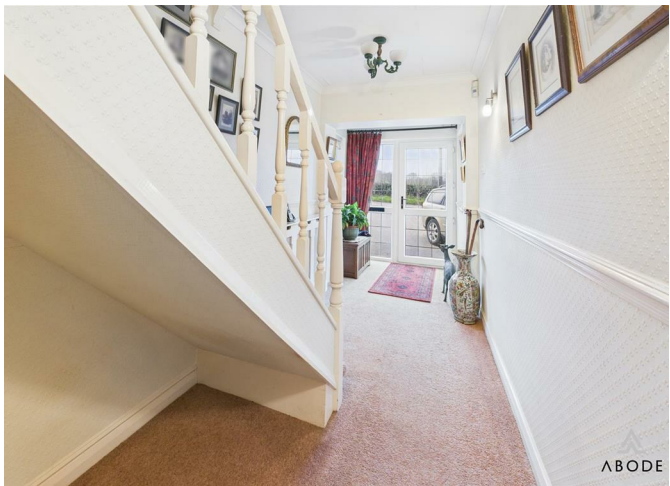
Panel enclosed bath with a shower, low WC, wash hand basin, fitted storage cupboards, UPVC double glaze window and a ladder style radiator.

## OUTSIDE



Front lawn with shrubs, driveway to the front and gated to the side drive and down to the single garage. Good size rear garden with established plants and shrubs, seating areas, green house and summer house.

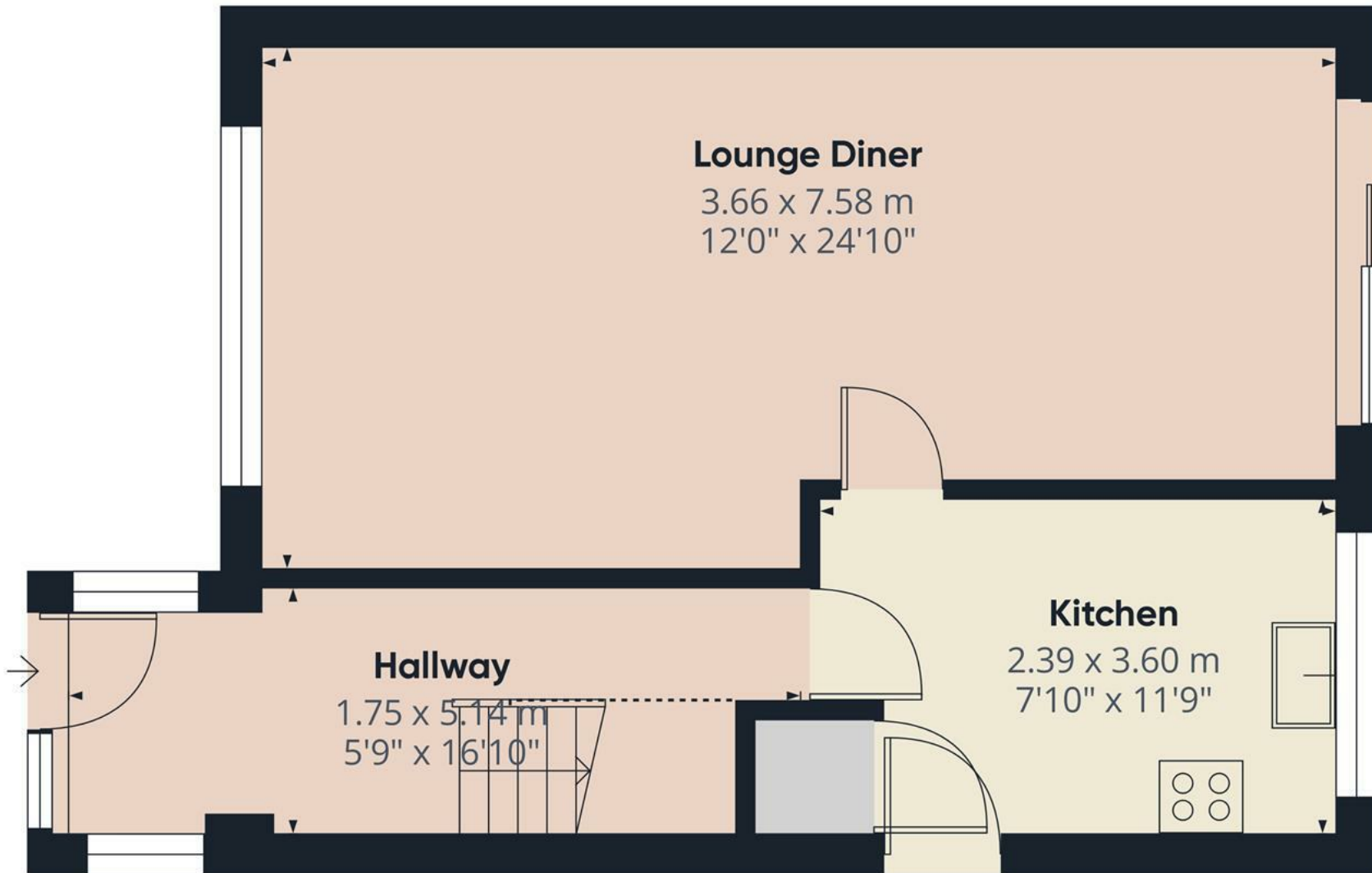












**Approximate total area<sup>(1)</sup>**

43.4 m<sup>2</sup>

468 ft<sup>2</sup>

**Reduced headroom**

1.2 m<sup>2</sup>

13 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

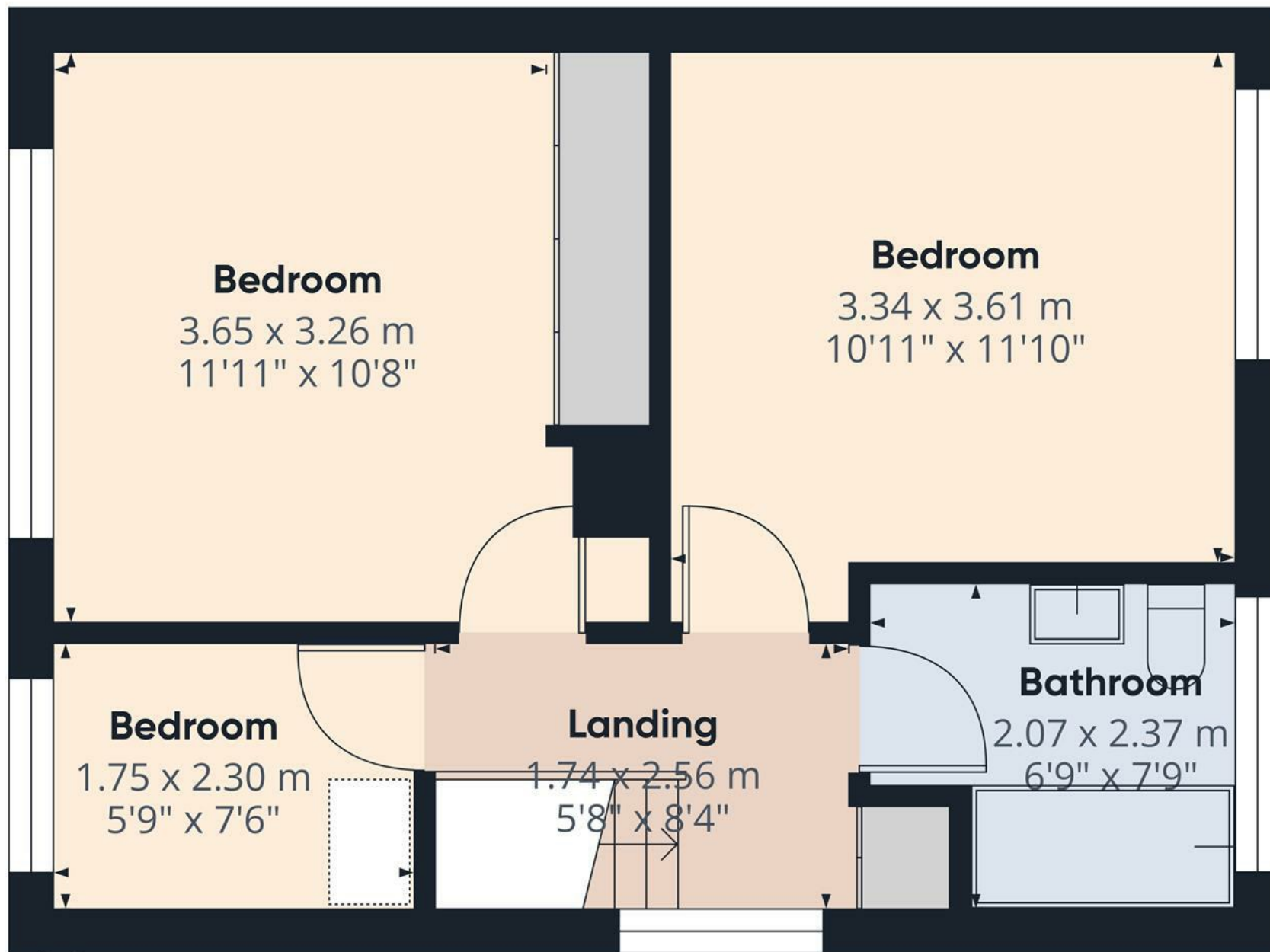
Below 1.5 m/5 ft

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

**GIRAFFE360**



Floor 0



Approximate total area<sup>(1)</sup>  
38.6 m<sup>2</sup>  
416 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1

