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SALES & LETTINGS

Manor Farm, Drakelow Road, Walton-On-Trent, DEI2 8NB

Asking Price £425,000



https://www.abodemidlands.co.uk



Ash House is a beautifully appointed three-bedroom home offering a versatile layout, thoughtfully designed to suit modern living. Accessed via a solid timber entrance door with glazed panel, the property opens into a welcoming entrance hallway with stairs rising to the first floor, a useful under stairs storage cupboard and doors leading to the principal accommodation.





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Accommodation

The ground floor offers a flexible reception room which could serve as a third bedroom, home office or snug, together with a separate dining room overlooking the rear aspect. A guest cloakroom and utility room provide additional practicality, with the utility room offering direct access to the patio and garden.

The heart of the home is the impressive open-plan kitchen, living and dining space. Designed for both everyday living and entertaining, the room features a bespoke fitted kitchen with quartz worktops, integrated appliances and a breakfast bar. Windows to the front elevation and bi-folding doors opening onto the landscaped patio and garden allow natural light to flood the space whilst creating a seamless connection to the outdoors.

The first floor landing benefits from a skylight and provides access to two generous bedrooms and a stylish shower room. The principal bedroom enjoys the advantage of an en-suite bathroom fitted with a contemporary three-piece suite, whilst the second bedroom also benefits from skylights, enhancing the bright and airy feel of the accommodation. The additional shower room is fitted with a modern three-piece suite and heated towel rail.

Externally, Ash House enjoys a private landscaped garden together with two allocated parking spaces, all within the exclusive gated Manor Farm development.






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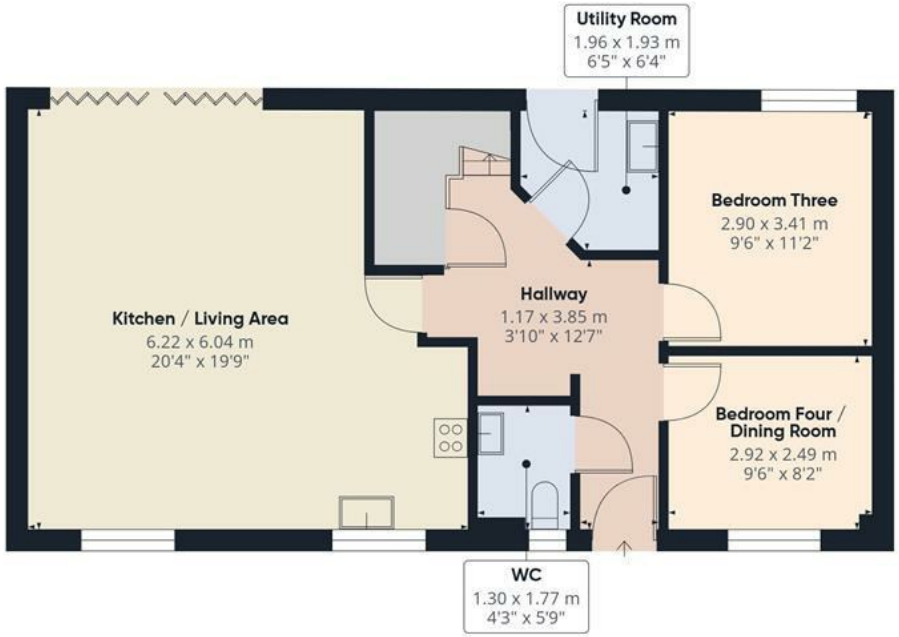












Floor 0



Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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