ABODE
SALES & LETTINGS

Chellaston Lane, Aston-On-Trent, Derbyshire, DE72 2AX



https://www.abodemidlands.co.uk/







**** COUNTRYSIDE VIEWS ON A 0.22 ACRE PLOT **** This is an impressive and fully modernised detached bungalow in the highly regarded village of Aston on Trent. The property offers huge potential to extend and develop further subject to the necessary planning consents. In brief the property offers an entrance hallway, extended lounge with feature fireplace housing a log burner, fitted kitchen opening into a living and dining space, separate utility room, garden room and a guest cloakroom. Two double bedrooms and a modern shower room. Front garden and the luxury of two long driveways either side, carport and an overside garage. The property also benefits from a detached, fully insulated brick built office/gym or home bar. The extensive rear garden offers lawns, well established shrubs and plants, vegetable beds and stunning views over the fields. INTERNAL VIEWING IS HIGHLY RECOMMENDED.

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HALL
Entrance door into the hallway, radiator, wood effect flooring, loft access with a ladder, part boarded, power and light. Solid wood internal doors to -

LOUNGE
Feature exposed brick fireplace with solid oak beam mantle and a log burner. Beamed ceiling, radiator, upvc double glazed windows to the front and rear elevations and doors to the garden room.

KITCHEN
High specification kitchen offering fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven and grill, combination microwave and induction hob with extractor hood. Integrated dishwasher and fridge, upvc double glazed window and a radiator.

DINING ROOM
Feature place with beam mantle, fitted cupboards with oak work surfaces and an integrated freezer. Radiator and a upvc double glazed window.

UTILITY ROOM
Storage cupboards, plumbing and space for a washing machine and space for a tumble dryer, side door and a door into the garden room.

CLOAKROOM
Low flush wc, wash hand basin, and a chrome ladder style radiator.

GARDEN ROOM
Upvc double glazed double doors and a tilt and turn door all into the garden.



BEDROOM I
Upvc double glazed window and a radiator.

BEDROOM 2
Upvc double glazed window and a radiator.

SHOWER ROOM
Enclosed corner shower cubicle, vanity sink unit with wash hand basin and drawers under. Low flush wc, upvc double glazed window and a chrome ladder style radiator. Vortex extractor fan.




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FRONT

Low maintenance front garden with long driveways either side of the garden. Side gated access to the rear garden from one drive and access to the carport and garage the other.

CARPORT

Double gates into the carport, wall mounted sink with hot and cold water tap, power points and light, gate to the garden and upvc double glazed doors into the garage.

GARAGE

Oversized garage, upvc double glazed door to the rear and upvc double glazed windows. Consumer unit for the garage, carport and garden, lights and plenty of power points.



























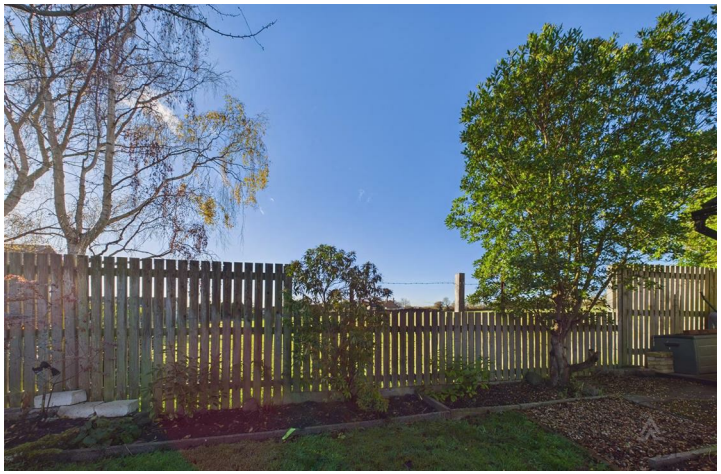
















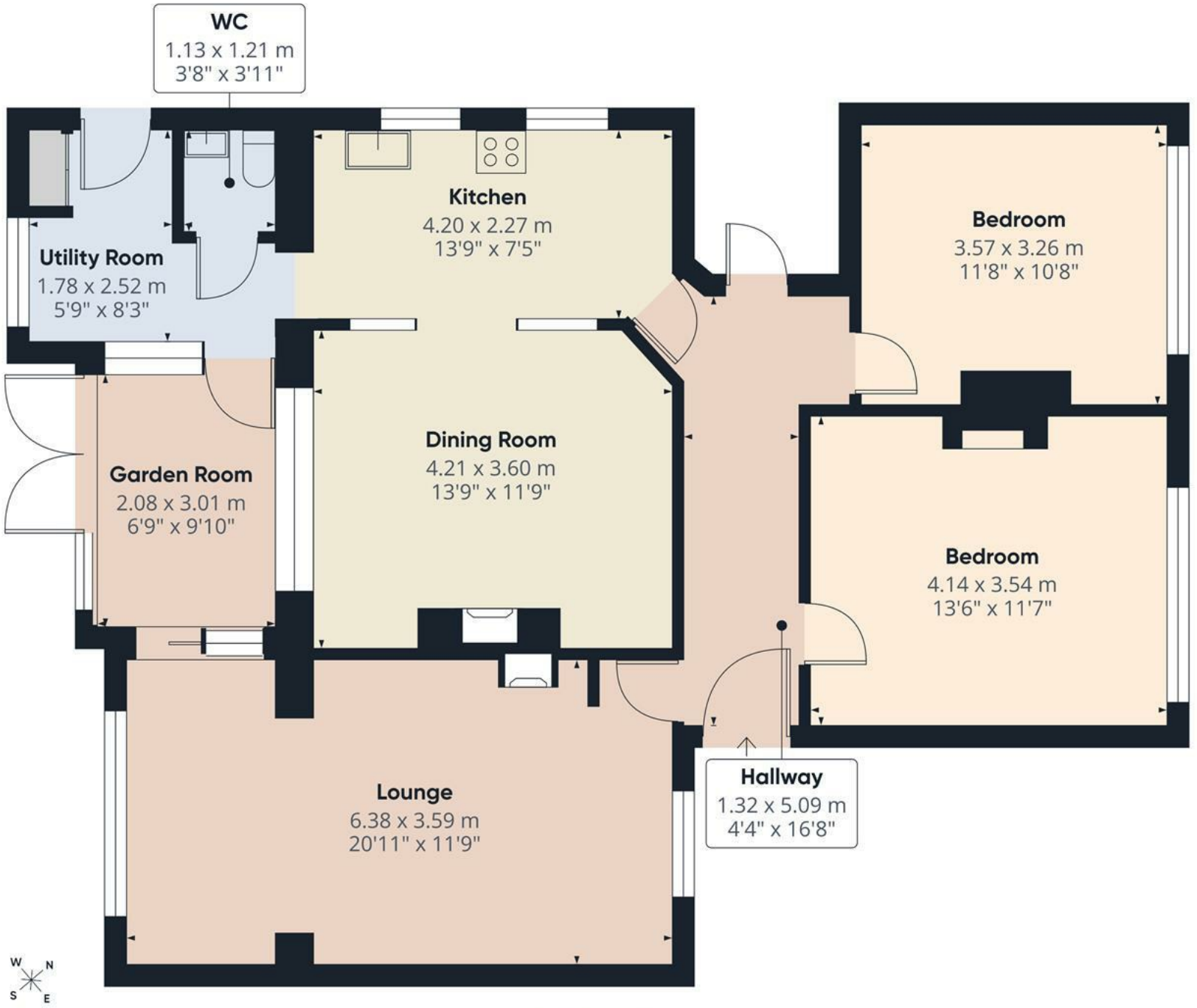












Floor 0 Building 1

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Approximate total area(1)

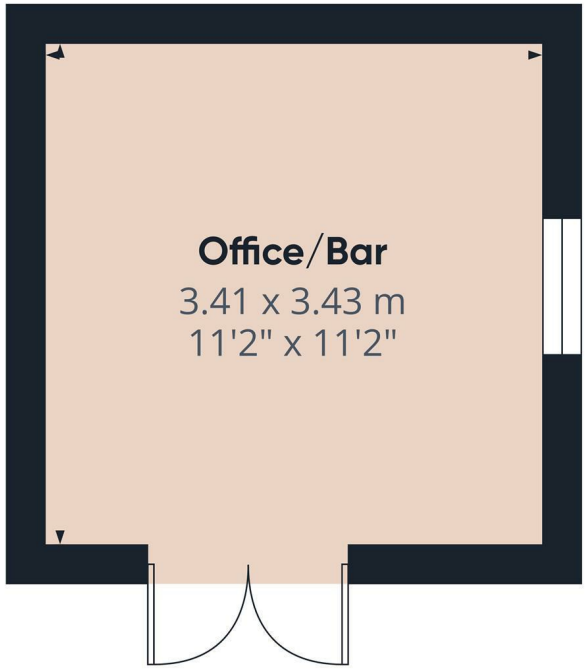
94.1 m²

1012 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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Floor 0 Building 2

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Approximate total area(1)

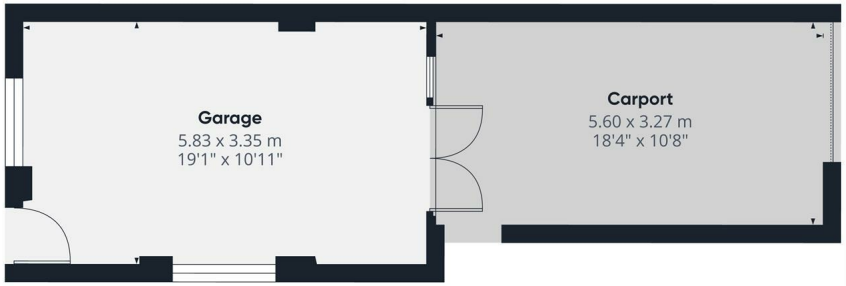
11.8 m²

127 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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Floor 0 Building 3

ABODE

Approximate total area(1)

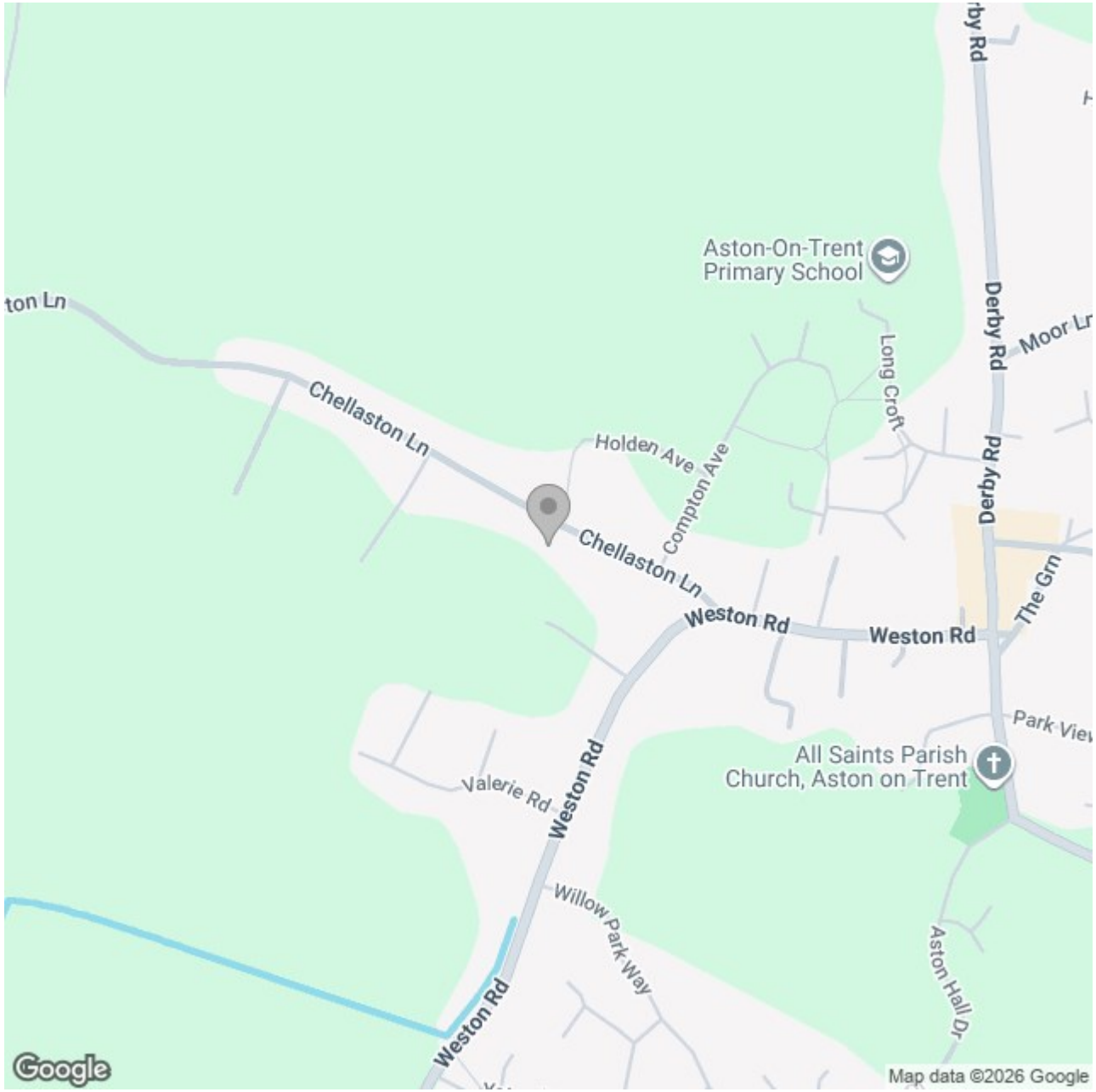
37.8 m²

407 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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