SCARGILL MANN & CO



60 Manor Farm Road Aston-On-Trent Derby DE72 2BW

Offers In The Region Of £320,000

- FAVOURED VILLAGE LOCATION
- DETACHED 2/3 BEDROOMS
- VERSATILE ACCOMMODATION
- LOUNGE AND BREAKFAST KITCHEN
- DINING ROOM/OCCASIONAL BEDROOM
- GROUND FLOOR SHOWER ROOM
- TWO FIRST FLOOR DOUBLE BEDROOMS
- BATHROOM
- GARAGE
- LOW MAINTENANCE REAR GARDEN

GENERAL INFORMATION

THE PROPERTY

This well-presented two/three-bedroom detached property provides versatile living accommodation in a fabulous, highly regarded village location. The property is set back from the road behind a fore garden, with an adjacent driveway providing off-road parking and leading to a single garage. To the rear is a delightful low-maintenance garden with space for a garden shed and greenhouse.

The property benefits from no upward chain and a gas central heating system. Internally, it comprises an L-shaped entrance hall, guest cloakroom/shower room, sitting room with feature fireplace, breakfast kitchen, dining room/occasional bedroom three, and conservatory off. The first-floor landing leads to two double bedrooms, fitted wardrobes, and a bathroom with a white suite.















LOCATION

Aston on Trent is a very popular South Derbyshire village set amid attractive open countryside close to the Trent and Mersey Canal providing delightful walks. The village itself offers a post office, general store, church, primary school, a selection of village inns and is also within the catchment area of Chellaston Academy. It also provides very easy access to the A50 and A6 linking to the M1, M6, A38 and East Midlands Airport.

GROUND FLOOR

ACCOMMODATION

Entrance door opening through to hallway.

HALLWAY

1.93m inc stairs x 5.01m (6'3" inc stairs x 16'5")

Stairs off to first floor, useful understairs storage cupboard and doors leading off:

LOUNGE

3.76m x 5.30m (12'4" x 17'4")

Has a bow window to the front aspect, highline window to the side aspect, feature fire surround with electric fire inset, coving to ceiling and ceiling light points.

DINING ROOM/GROUND FLOOR BEDROOM

3.30m x 2.79m to french doors (10'9" x 9'1" to french doors)

Tiled floor, ceiling light point, radiator and French doors through to conservatory.

CONSERVATORY

3.38m to french doors x 2.74m (11'1" to french doors x 8'11")

French doors leading out onto the rear patio, ceiling light point and tiled floor.

GROUND FLOOR SHOWER ROOM 1.68m to window x 2.15m max (5'6" to window x 7'0" max)

Has a window to the side aspect, shower with glazed screen, W.C. and vanity unit with hand wash basin inset, there are tiled surrounds, radiator and ceiling light point.

BREAKFAST KITCHEN

3.65m x 3.25m (11'11" x 10'7")

Has an obscure full glazed door to the rear aspect, window looking out into the garden, the kitchen is fitted with a range of base cupboards, drawers and co ordinating wall mounted cabinets, work







tops incorporate a one and a quarter stainless BEDROOM TWO steel sink with side drainer and a four ring gas 3.21m max 2.03m min x 5.34m (10'6" max 6'7" 5.13m to remote roller doors x 2.79m (16'9" to hob, there is a built in electric oven, space for min x 17'6") washing machine and fridge freezer. There is Has a window to the front aspect, built in Has up and over door, power and light and a a pantry or for housing a hoover.

FIRST FLOOR Stairs rise to:

LANDING

Having loft access point, storage cupboard housing the domestic hot water and central heating Valiant boiler and doors leading of to:

BEDROOM ONE

3.79m x 3.19m (12'5" x 10'5")

Having a window looking out over the rear aspect, radiator, ceiling light point and a range of built in wardrobes providing hanging space and shelving.

also a further useful storage cupboard ideal as wardrobes with hanging space, further loft door leading back into the hallway of the storage area, radiator and ceiling light point.

L SHAPED BATHROOM

2.57m max 1.39m min x 1.90 max 0.95m min (8'5" max 4'6" min x 6'2" max 3'1" min)

bath with mixer taps and separate electric Triton shower over, pedestal hand wash basin, W.C., tiled surrounds, radiator and ceiling light point.

OUTSIDE

The property sits back off Manor Farm Road behind a lawned frontage with herbaceous borders, a drive provides parking for vehicles and leads to an integral garage. There is a low maintenance rear garden with paved patio Oil areas and herbaceous borders with space for Water - Mains greenhouses and sheds.

GARAGE

remote roller doors x 9'1")

house.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with Obscure window to the side aspect, panelled the purchase of this property this must be verified by your solicitor.

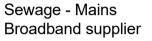
> **COUNCIL TAX BAND** South Derbyshire District Council - Band D

CONSTRUCTION Standard Brick Construction

CURRENT UTILITY SUPPLIERS

Gas Electric





BROAD BAND SPEEDS

https://checker.ofcom.org.uk/en-gb/broadband-coverage

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

https://www.gov.uk/check-long-term-flood-risk

https://www.gov.uk/government/organisations/environment-agency

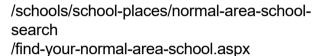
http://www.gov.uk/

SCHOOLS

https://www.staffordshire.gov.uk/Education/ Schoolsandcolleges/Find-a-school.aspx

https://www.derbyshire.gov.uk/education





http://www.derbyshire.gov.uk/

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 01/2024) A





Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measuremen of doors, windows, enems and any other titers are approximate and no responsibility in staken for any error omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any ospective purchaser. The services, systems and appliances shown have not been tested and no guarant as to their operations or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	66	
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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