



## 3 Bed Cottage

Long Cottage The Green, Aston-On-Trent, Derby DE72 2AA  
Offers In Excess Of £400,000 Freehold



**FLETCHER**  
& COMPANY

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- Spacious Link Detached Cottage
- Wealth of Character & Charm
- Gas Central Heating & UPVC Double Glazing
- Porch, Breakfast Kitchen, Spacious Living Room, Study Area & Dining Room
- Inner Hallway & Ground Floor Shower Room WC
- Three Double Bedrooms
- Master Bedroom with Dressing Room
- Courtyard Style Rear Garden
- Two Brick Built Outbuildings
- Set in Conservation Area in Historic South Derbyshire Village

LONG COTTAGE - A superb opportunity to acquire this spacious three double bedroom link detached cottage, offering a wealth of character and charm with many period features. The property occupies this most desirable position within the conservation area for this highly sought after South Derbyshire Village.

The accommodation has the benefit of a combination boiler gas central heating system and in brief comprises: entrance porch, fitted kitchen with breakfast bar and integrated appliances, leading through to a breakfast area, spacious living room, study area, dining room, ground floor shower room and inner hall with stairs to the first floor landing,

The first floor landing offers a beautiful high ceiling with skylight window and exposed beams, this leads to three double bedrooms and family bathroom. The master bedroom suite has the benefit of a spacious dressing room with vaulted ceiling, exposed beams and built in wardrobes.

Outside, the property stands in a delightful position offering a beautiful outlook over the village green. There is an enclosed courtyard garden to the rear with two brick built outbuildings one of which could offer exciting potential for a home office or studio.

## LOCATION

Aston on Trent is a sought after Derbyshire village dating back to approximately the 6th century, within the village there is a post office, corner shop, two public houses, an Infant and Junior School and most of the area lies in the catchment area for the highly regarded Chellaston School.

Excellent transport links to East Midlands Airport, Derby City centre and the major road networks including the A50 and the M1 motorway.

Major employment opportunities are also easily accessible to include Rolls-Royce, Toyota, Derby University and The Royal Derby Hospital.

## THE ACCOMMODATION



### GROUND FLOOR

Entrance through a traditional wood panelled door with glazed inset with leaded effect leading into the entrance hallway.

#### Entrance Hallway

9' x 3'7" (2.74m x 1.09m)

Having a built-in foot mat, alarm key pad, oak effect laminate flooring, central heating radiator, PVCu double glazed sash window to the front elevation, recessed LED down-lighters and a useful built-in storage cupboard with shelving and the wall mounted electric fuse box. The gas meter is also located in a separate concealed cupboard. Steps lead up to open plan access to an L-shaped breakfast kitchen.

#### Breakfast Kitchen

20'7" x 13'6" reducing to 6'11" (6.27m x 4.11m reducing to 2.11m)

Fitted with a range of oak fronted panelled units comprising wall, base and drawer units with a laminated work surface with roll wood edge over and a composite one and a half bowl sink drainer unit with chrome mixer tap. Integrated appliances comprising Stoves electric fan assisted oven and grill, stainless steel four ring gas hob, integrated Kenwood dishwasher, low level appliance space with plumbing for automatic washing machine and space for tumble dryer. Built-in breakfast bar, display cabinets with recessed LED down-lighters, PVCu double glazed windows to the side and rear elevations, oak effect laminate flooring, recess for a stand alone fridge freezer and PVCu double glazed French doors with delightful views over the Village Green. A traditional panelled door with glazed and leaded inset leads into the dining room.



## Breakfast Area



## Dining Room

12'1" x 11'4" (3.68m x 3.45m)

Having a stripped wooden floor, open fireplace with bare brick chimney recess, built-in traditional style storage cupboard, display cabinets with leaded glass double opening doors, wall mounted white column style radiator, beams to ceiling and a PVCu double glazed sash window to the front elevation. A wood panelled door with glazed and leaded glass inset leads into the spacious living room.



## Living Room

19'3" x 17'6" (5.87m x 5.33m)

Having an impressive Inglenook fireplace with stone hearth with a multi-fuel log burner and bare brick chimney recess, wall mounted white column radiator, further central heating radiator, oak effect laminate flooring, beams to ceiling, TV point, four wall light points, a PVCu double glazed sash window to the front elevation and a PVCu double glazed bay window to the rear elevation. A wood panelled door gives access to a useful under-stairs storage area and a traditional wood panelled door with glazed and leaded inset leads into the inner hallway. Open plan access leads to a study area.



## Study

7'9" x 5'4" (2.36m x 1.63m)

Having a ceramic tiled floor with underfloor heating, built-in desk unit, wall mounted shelving, recessed LED down-lighters, telephone point, internet connection, a PVCu double glazed window to the side elevation and PVCu double glazed French doors opening out onto the rear garden

### Inner Hallway

With staircase leading to the first floor landing and access to a ground floor shower room.

### Shower Room

7'6" x 4'3" (2.29m x 1.30m)

Fitted with a white three-piece suite comprising a ceramic wash hand basin with chrome monobloc mixer tap built into a white high gloss vanity unit, concealed cistern low level WC with push button flush and a double width shower with sliding glazed door and wall mounted chrome mains fed shower unit with shower attachment. Extractor fan, recessed LED down-lighters, built-in shelving, ceramic tiled splash-backs, ceramic tiled floor and a PVCu obscure double glazed window to the rear elevation.



### FIRST FLOOR

#### Landing

A beautiful landing with high ceiling, exposed roof timbers, two Velux double glazed windows to the side elevation, wall mounted white column radiator, useful high level access to the loft and traditional wood panelled doors giving access to the master bedroom, bedroom two, bedroom three, bathroom and a built-in cupboard.



## Master Bedroom

12'3" x 11'5" (3.73m x 3.48m)

Fitted with a cast iron fireplace, traditional style built-in storage cupboards, wall mounted white column radiator, coving to ceiling, a PVCu double glazed sash window to the front elevation and open access leading to a dressing area.



## Dressing Area

12' into wardrobe depth x 9'1" (3.66m into wardrobe depth x 2.77m)

Having a semi-vaulted ceiling with exposed timbers, a PVCu double glazed window to the side elevation, a PVCu double glazed sash style window to the front elevation, built-in mirrored sliding door wardrobes and central heating radiator.



## Bedroom Two

11'2" x 8'7" (3.40m x 2.62m)

Fitted with built-in floor to ceiling pine panelled wardrobes, access to the loft with a built-in loft ladder, coving to ceiling, wall mounted white column radiator and PVCu double glazed panelled windows to the side and rear elevations.



## Bedroom Three

11'7" into recess x 7'2" (3.53m into recess x 2.18m)

Fitted with a white column radiator, built-in pine wardrobes, shelving units and cupboards, coving to ceiling and a PVCu double glazed sash window to the front elevation.



## Beautifully Appointed Bathroom

6'1" x 5'1" (1.85m x 1.55m)

Fitted with a white three-piece suite comprising a concealed cistern low level WC with chrome push button flush, ceramic wash hand basin on a white quartz top with Bristan monobloc mixer tap with a vanity cupboard beneath and a panelled bath with full ceramic tiling to the walls with an attractive mosaic style tiled vertical borders and a wall mounted Mira electric shower. Extractor fan, LED backlit mirror, monochrome ladder style heated towel rail and PVCu obscure double glazed window to the rear elevation.



## OUTSIDE

### Frontage

Off The Green there is a shared access enclosed porch area with gated access leading to the enclosed rear garden.



## Rear Garden

The rear garden has an Indian sandstone paved pathway and patio area, an area laid to lawn, well stocked planting borders and wrought iron gated access leading through to a pathway which runs to the rear of the property leading towards The Green. Two brick built outbuildings.



## Outbuilding One - "Short Cottage"

11'8" x 5'11" (3.56m x 1.80m)

Having power, lighting, side personnel access door and a PVCu double glazed wood effect window to the front elevation.

## Outbuilding Two / Garden Store

9'7" x 3'2" (2.92m x 0.97m)

Having lighting, power and a latched access door.

## Local Village Green

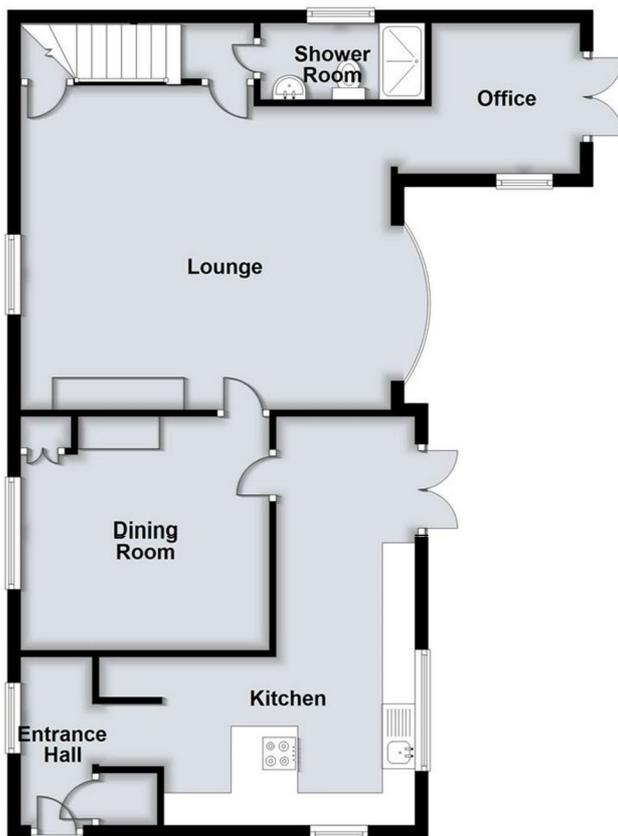
The property is situated in this delightful position with views over the local village green.





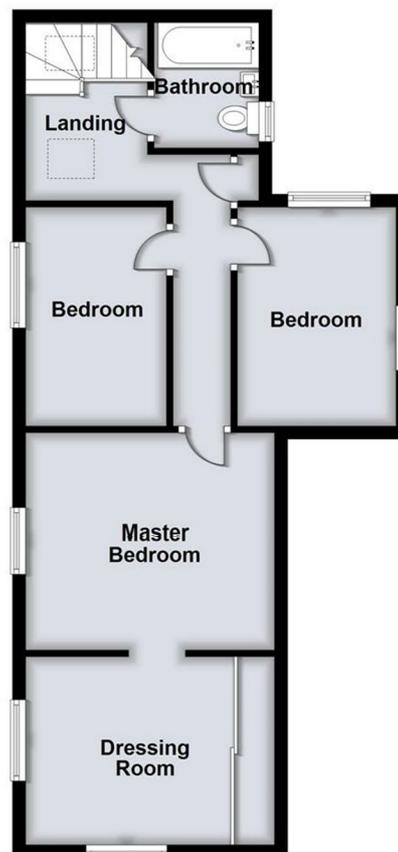
### Ground Floor

Approx. 79.4 sq. metres (855.0 sq. feet)



### First Floor

Approx. 53.9 sq. metres (579.9 sq. feet)



Total area: approx. 133.3 sq. metres (1434.9 sq. feet)

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## Energy Efficiency Rating

|                                                    | Current                    | Potential                                                                         |
|----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                   |
| (92 plus) <b>A</b>                                 |                            |                                                                                   |
| (81-91) <b>B</b>                                   |                            | <b>82</b>                                                                         |
| (69-80) <b>C</b>                                   |                            |                                                                                   |
| (55-68) <b>D</b>                                   | <b>59</b>                  |                                                                                   |
| (39-54) <b>E</b>                                   |                            |                                                                                   |
| (21-38) <b>F</b>                                   |                            |                                                                                   |
| (1-20) <b>G</b>                                    |                            |                                                                                   |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                            | Current                    | Potential                                                                           |
|------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| <i>Very environmentally friendly - lower CO2 emissions</i> |                            |                                                                                     |
| (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>                                            |                            |                                                                                     |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                            |                                                                                     |
| <b>England &amp; Wales</b>                                 | EU Directive<br>2002/91/EC |  |