

Rosliston Road

Walton-on-Trent, Swadlincote, DE12 8NQ



A wonderful traditional detached bungalow standing on a substantial garden plot offering scope and potential to modernise in your own style located in a picturesque village surrounded by countryside.

£275,000

John German

This detached bungalow was built in circa 1960 and stands on a wonderful garden plot having a well designed internal layout. Walton on Trent is home to the popular Swan public house and restaurant, primary school, cricket club and riverside walks. There are excellent transport links via the nearby A38 linking Lichfield, Birmingham, Burton, Derby and beyond.

Step inside the front entrance door opening into a spacious dining hall that could be used as an additional sitting or study area. It has a cloaks cupboard and doors off to all of the principal rooms.

The pleasant lounge has views over the rear garden, a bay window and fireplace.

The breakfast kitchen has a range of base and wall units, work surfaces with inset sink unit set below front and side windows plus an integrated oven, hob, double oven and extractor hood. There is space for further appliances and a door into a utility room with the wall mounted gas central heating boiler and rear facing window.

The master bedroom has fitted wardrobes and a bay window overlooking the rear garden. A second double bedroom has a bay window to the front. The bathroom has tiled walls and a three piece suite comprising bath with shower over, pedestal wash hand basin and WC.

Set behind a walled front lawned garden with mature shrubs and an adjacent driveway leading up to the detached single brick garage with an up and over door together with a useful workshop and store to the rear with power and lighting.

The substantial rear garden has a spacious patio area, shaped lawned and well stocked borders plus a summerhouse.

Viewing is highly recommended to appreciate the well designed layout and potential to modernise in your own style.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

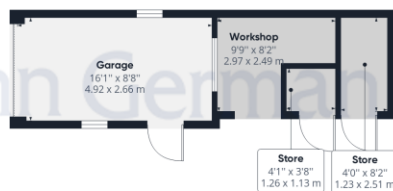
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

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

Our Ref: JGA/13092023

Local Authority/Tax Band: South Derbyshire District Council / Tax Band C



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Approximate total area⁽¹⁾
1043.92 ft²
96.98 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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