

Coton Road

Walton-on-Trent, Swadlincote, DE12 8NL



A lovely village home occupying a superb edge of village position, ideally placed for transport links and offered to the market with NO UPWARD CHAIN.

£250,000



John German

Situated in the popular South Derbyshire village of Walton on Trent surrounded by countryside and home to the popular pub The Swan together with a church and primary school. It lies in the school catchment area for John Taylor Academy in the nearby village of Barton under Needwood and the village is ideally placed for excellent transport links via the A38 and A50.

Set behind a pretty front garden designed for low maintenance, side access leads around to the rear where an entrance door opens into a well appointed kitchen. Fitted with a range of base and eye level units, work surfaces and space for appliances. A door opens into an inner hall where stairs rise to the first floor.

The lounge is a generous size with bow window framing views towards the school and woodland at the front. An extension creates a cosy dining area or potential study area.

A second reception room is currently being used as a second sitting/family room, has a bay window to the rear and a useful storage cupboard.

Completing the ground floor is a bathroom is fitted with a three piece suite.

On the first floor are three good sized bedrooms, the master is a particularly spacious room with the benefit of fitted wardrobes.

Bedroom two enjoys a dual aspect and has a shower cubicle while bedroom three is a comfortable single.

The rear gardens are designed with low maintenance in mind and mainly paved with raised plantings beds, a slate area and a useful brick outhouse/shed. A garage lies to the rear with an electric front door and a block paved driveway is accessed off Standing Butts Close.

The property is available with the advantage of no upward chain. Furniture and white goods are all available by separate negotiation.

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: JGA29092023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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