

# Coton Road

Walton-on-Trent, Swadlincote, DE12 8NL

John  
German











## Coton Road

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£275,000

Offered with no upward chain is this village home with a superb modernised interior ready to move into with views to front, two reception rooms, smart fitted kitchen, brand new bathroom, three bedrooms with an en suite WC together with a drive and garage to rear.

This lovely village semi detached is ready for a family to call it home, beautifully presented throughout, freshly decorated with new flooring, brand new bathroom together with an open aspect to front. There is a primary school and pub close by and the property lies in the highly regarded John Taylor catchment.

The ground floor has a light and spacious layout with two reception rooms including a spacious front facing lounge with fireplace and views with a dining/home office area. Across the hall is a lovely sitting/family room with window seat and two storage cupboards. There is a smart fitted kitchen with an attractive range of units, complementary countertops, integrated oven and hob, space for further appliances and a door opening out to the rear garden.

There is a newly installed ground floor bathroom with a three piece suite and lovely tiled floor.

The landing has doors off to three bedrooms, the master offers a large double bedroom with plenty of fitted storage and bedroom two has an ensuite WC with window to side that has been newly fitted out.

The rear gardens are designed with low maintenance in mind and are mainly paved with raised planting 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.

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

**Property construction:** Brick

**Parking:** Drive to rear

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/03052024

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Ground Floor Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

1103.37 ft<sup>2</sup>

102.51 m<sup>2</sup>

**Reduced headroom**

8.54 ft<sup>2</sup>

0.79 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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



Ground Floor Building 2



Ground Floor Building 3





### Agents' Notes

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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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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