

# Standing Butts Close

Walton-on-Trent, Swadlincote, DE12 8NJ



A lovely village home standing on a large corner plot offering scope and potential to extend (subject to planning permission). A spacious home with lounge, open plan dining kitchen, ground floor bathroom, three bedrooms, long driveway, detached garage and gardens to front, side and rear. No upward chain.

£250,000

John German 

Situated in the sought after South Derbyshire village of Walton-on-Trent is this lovely semi detached home standing on a fantastic corner plot offering plenty of garden space together with the potential to extend and improve the home (subject to the usual planning consents). The village itself is well served with a popular primary school, John Taylor catchment and excellent access to the A38 providing good transport links to the nearby centres of the cathedral city of Lichfield, Burton-on-Trent and beyond.

Set behind a front garden with long driveway and further gardens to side, there is a detached garage with an up and over front entrance door and coal house providing useful outside storage. The side entrance door opens into the hallway with staircase off to first floor and doors leading off.

The lounge has a fire surround providing the focal point and window framing views to front. Across the hallway is the dining room with an open plan feel to the kitchen. The dining area is generous with understairs storage. The smart kitchen is fitted with a range of base and eye level units with work surfaces over, sink and drainer unit, window framing views across the rear garden and side door opening out to rear.

The ground floor bathroom is fitted with a suite comprising panelled bath, pedestal wash hand basin and WC along with the wall mounted gas central heating boiler.

To the first floor, the landing has doors leading off to three bedrooms. The master is a particularly generous double with window framing views to front and double wardrobe. Bedrooms two and three both enjoy views to rear.

The garden to rear has a paved terrace ideal for outside dining and entertaining, lawns, conifer screening and side access.

**Agents note:** We understand probate has been applied for but not yet granted.

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

**Property construction:** Brick

**Parking:** Drive & prefab garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas central heating

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

**Broadband type:** FTTC

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)  
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/18012024

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 <p><b>Ground Floor Building 1</b></p>	 <p><b>Floor 1 Building 1</b></p>	<p><b>John German</b> </p> <p><b>Approximate total area<sup>®</sup></b> 951.83 ft<sup>2</sup> 88.43 m<sup>2</sup></p> <p><b>Reduced headroom</b> 13.23 ft<sup>2</sup> 1.23 m<sup>2</sup></p>
 <p><b>Ground Floor Building 2</b></p>		<p>Excluding balconies and terraces</p> <p><input type="checkbox"/> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p><b>GIRAFFE360</b></p>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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