

Rosliston Road

Walton-on-Trent, Swadlincote, DE12 8NQ



A traditional 1930's semi detached standing on a large garden plot with planning permission to extend, currently with two bedrooms, bathroom, lounge, breakfast kitchen, utility, WC, driveway and carport.

£240,000

NO CHAIN

John German

Situated in a popular village location with primary school and popular pub, together with the benefit of John Taylor catchment and excellent transport links provided by the A38 is this traditional semi detached 1930's home offering tremendous scope and potential, recently having had brand new uPVC windows throughout and a new boiler. Currently with the benefit of planning permission to extend and improve the ground floor layout substantially with a large dining kitchen, ground floor bedroom and en suite. Planning reference DMPA/2022/1151 valid for three years from 16th August 2022.

The house stands on a fantastic garden plot with a frontage including driveway leading to carport and extensive rear garden which is largely laid to lawn with outbuildings providing useful storage.

On the ground floor, the front door opens into the porch which in turn leads into the hallway with door leading through into a lounge with a wood burner providing the focal point. The room enjoys a dual aspect with window framing views to front and patio doors opening out to the rear garden. Off the lounge is a useful understairs storage cupboard.

A door from the lounge leads through to a breakfast kitchen which is equipped with a range of base and eye level units with work surfaces over, space for appliances, tiled floor, window framing views to front and window and door opening through into a useful rear porch. From here, a window and door opens out to the rear garden and another door opens into a useful guest WC/utility room with close coupled WC, fitted units with space for a washing machine and window to rear.

To the first floor where there is a wide landing with window framing views to rear and doors leading off to two bedrooms and the family bathroom. Both bedrooms are well proportioned, both sharing a well appointed family bathroom with a suite comprising panelled bath with shower over, pedestal wash hand basin, WC, tiled floor and part tiled walls.

The garden to the rear is an outstanding feature of this property with a large paved terrace ideal for outside entertaining, lawned garden, a large timber shed/workshop, outbuilding with large dog grooming bath and hot water supply, greenhouse and a further proportion of the garden fenced off to rear. Side entrance gate via an enclosed carport with an up and over front entrance door.

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

Property construction: Brick

Parking: Drive

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 B

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.southderbyshire.gov.uk

Our Ref: JGA/05022024

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Ground Floor



Floor 1

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Approximate total area¹⁾

949.8 ft²

88.24 m²

Reduced headroom

7.56 ft²

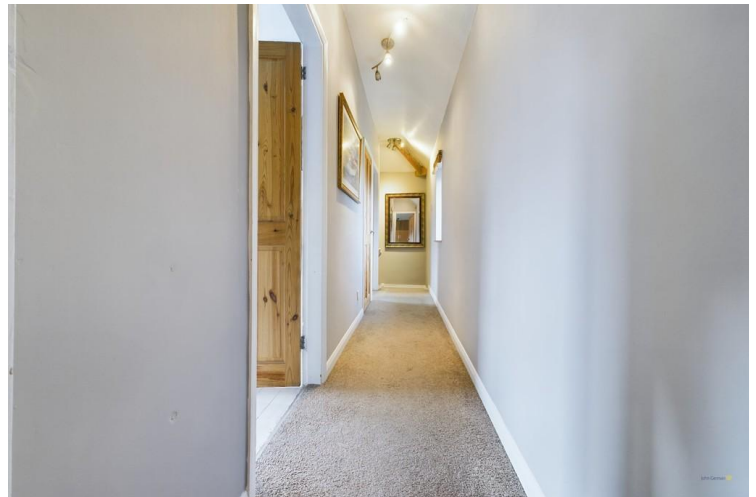
0.7 m²

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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