

Main Street

Walton-on-Trent, Swadlincote, DE12 8LZ

John German





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£700,000

Enjoying a stunning riverside setting this exceptional home enjoys wonderful views plus an extended and upgraded interior with features including an open plan living/kitchen/dining room, 3 reception rooms, multiple bathrooms, large drive and double garage.

John Taylor Catchment.

This stunning home has been renovated throughout and is located in the village of Walton on Trent with the popular Swan public house and restaurant, church, primary school and cricket club. It also lies in the catchment area for John Taylor School in nearby Barton under Needwood. The house is perfectly placed for countryside walks together with excellent transport links to the nearby centres of the Cathedral city of Lichfield, Birmingham, Burton on Trent, Derby and beyond. Lichfield's Trent Valley railway station has direct links to London Euston, taking just over an hour.

Step inside the front door into the reception hall with stairs to the first floor doors leading off including to the guest's cloakroom.

Two of the three reception rooms both face the front elevation - a study/home office and a sitting room/snug. Both rooms offer potential to be used as a formal dining room, family room or play room, depending on your needs. Leading off the sitting room is a useful utility room providing practical access to the rear garden.

The highlight of the ground floor is the spacious living and dining kitchen, perfect for families and entertaining. The kitchen has an extensive range of high gloss units, complementary counter tops, a breakfast bar area and a range of appliances. A lantern roof brings in an abundance of natural light in addition to a large bifold door that opens to reveal stunning views over the extensive garden and the River Trent.

Completing the ground floor is a second sitting room, which also benefits from a large bifold door, providing access to the garden. It also has an en suite shower room leading off, offering the versatility to use as a ground floor bedroom or even home gym.

Arranged around the landing are four bedrooms, two with en suites and a well appointed family bathroom. The principal bedroom is a true highlight featuring its own balcony which has been designed to take full advantage of the views over the River Trent. It also has the luxury of a dressing room area and a stunning modern en-suite fitted with high quality fixtures and finishes.

The home has a well proportioned driveway which can accommodate four vehicles and access to a double garage.

To the rear this property continues to impress with the garden easily accessible from the living kitchen or second sitting room via bifold doors – offering a peaceful oasis where you can relax, entertain or simply soak up the beauty of the surroundings with views over the River Trent.

Fishing and Mooring Rights: Mooring rights is subject to usual permissions however please note both neighbours have mooring points.

Note: Planning permission has been granted to change the front aspect of property.

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

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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 G

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

Our Ref: JGA/12022024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.











Ground Floor

Approximate total area⁽¹⁾

1648.62 ft²

153.16 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.

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Approximate total area⁽¹⁾

680.63 ft²

63.23 m²

(1) Excluding balconies and terraces

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Agents' Notes

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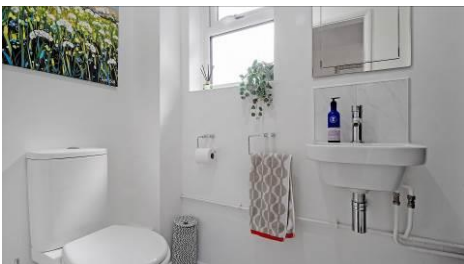
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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