

Twyford Road

Barrow-on-trent, Derby, DE73 7HA

John German





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£485,000

An exceptional detached cottage set on a fabulous garden plot in rural surroundings, extended & refitted in an elegant style. Highlights include a stunning character living room (29'8" x 16'10") with log burner, impressive kitchen, fantastic master bedroom (18'7" x 17') & 2 further double bedrooms.



This stunning detached cottage boasts substantial extended accommodation from its 1800's origins, being superbly presented throughout with a tasteful balance of character and modern living. The property is ideally situated for excellent access to the A38, A50, Derby, Birmingham and East Midlands Airport.

Set in beautiful surroundings with delightful rural views, a five bar gate opens into a generous gravelled driveway with access to a detached garage and a neatly presented front garden.

A front entrance door opens into a porch that has a door to the welcoming reception hallway with stairs rising to the first floor, Karndean flooring and doors leading off. At the heart of the home is a stunning character living room with exposed beams, an impressive fireplace with a multi-fuel burner set on a tiled hearth and Karndean flooring. An abundance of natural light is provided by four windows and French doors which frame views across the beautiful rear garden. Off the hall is a useful study/boot room with dual aspect windows, Karndean flooring with underfloor heating and a door to the kitchen diner. The kitchen is fitted with a range of base and eye level units, with the oven to be included in the sale along with an extractor hood. There is a Belfast sink, Karndean flooring with underfloor heating and space for a dining table. Character runs throughout with features including a built-in wall rack together with a built in cupboard flanked by exposed stone work with a heavy-set beam over. An inner hallway links to the living room in with the kitchen diner and gives access to a useful storage cupboard and an additional pantry. Completing the ground floor accommodation is a shower room having been refitted in a contemporary style with a wet room style shower with glazed screen, floating WC and a circular wash hand basin set on a vanity unit.

Stairs rise off the hall to the first-floor landing with a bespoke window on the stairwell. The landing has doors leading off to three bedrooms, the family bathroom and a large boiler room/airing cupboard.

The bathroom is fitted with a three-piece suite in white. The master bedroom is a truly substantial double with two revealed beams, a dormer window to the side, a built-in walk-in wardrobe and an en-suite WC fitted with a twopiece suite. Bedroom two is also a large double with countryside views to front.

The property has stunning gardens to the rear with a good sized paved terrace, a long stretch of lawn, a pergola over and a good-sized timber shed.

Buyers Note: We understand Poplars Cottage did flood in 2020, for more information please contact the office.

Directions; The property is on the A5132 Twyford Road between Willington and Barrow on Trent village. Exit Barrow on Trent village in the direction of Willington and the property can be found on the left hand side approx. 1 mile out of the village, where our for sale board can be found.

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: Water treatment plant **Heating:** LPG

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

Broadband type: Fibre

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

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

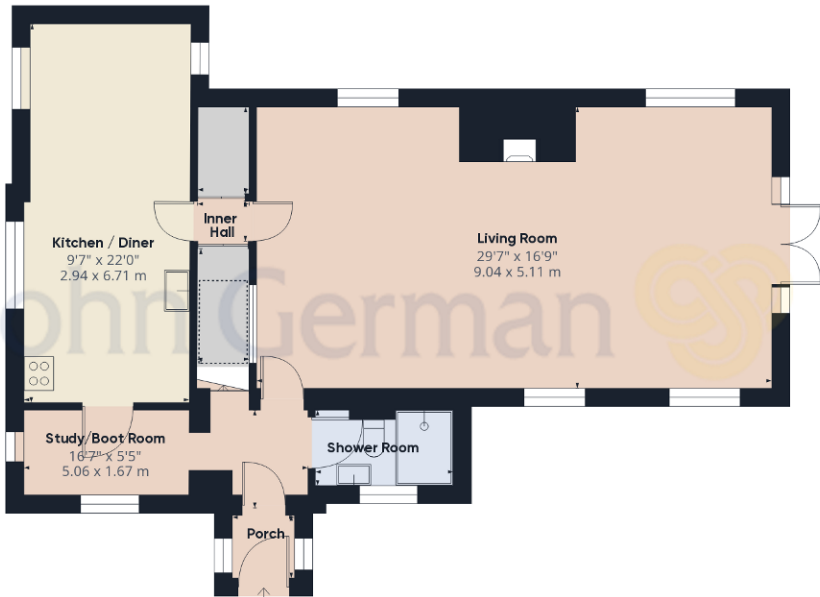
Local Authority/Tax Band: South Derbyshire District Council / Tax Band E

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

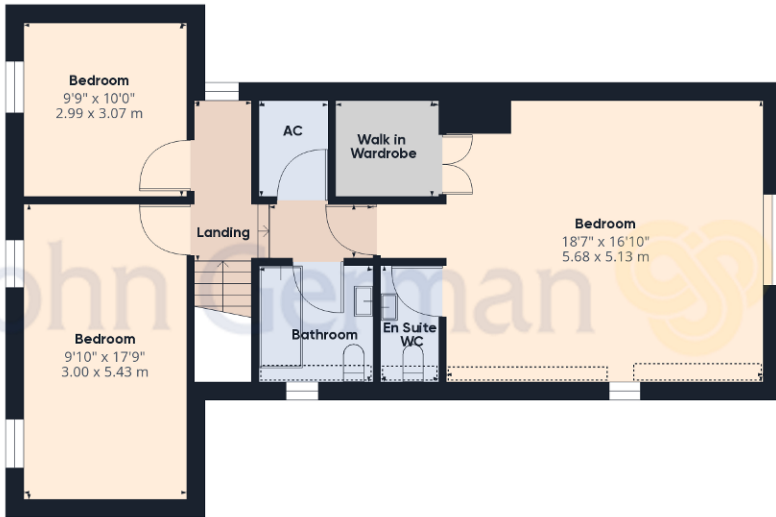
Our Ref: JGA16042024



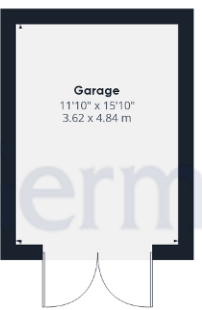




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1861.59 ft²


172.95 m²

Reduced headroom

38.44 ft²

3.57 m²

(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.



Agents' Notes

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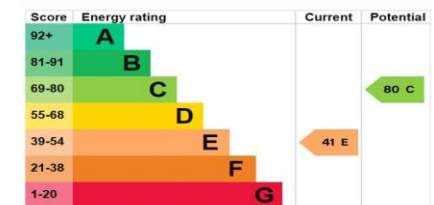
Referral Fees

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.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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.



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



