



3 Mewies Close, Walton on Trent, DE12 8LZ



Set on a secluded cul de sac in the popular village of Walton on Trent is this attractive semi-detached home, benefitting from contemporary and beautifully presented open plan interiors, three good sized bedrooms and south facing gardens overlooking a pleasant rural outlook to the rear. Residing within a delightful private cul de sac servicing just four additional properties, this well presented semi-detached home enjoys tranquil surroundings within this desirable village and have received improvements to include a new combi boiler, landscaping to the gardens and a 2023 refitted bathroom. The interiors comprise briefly reception hall, sitting room and a modern open plan dining kitchen to the ground floor, with three bedrooms and a refitted family bathroom to the first floor. Outside, there is parking to the front aspect as well as a detached single garage with workshop, and the landscaped south facing garden enjoys a beautiful rural outlook to the rear. The property is serviced by mains gas central heating and double glazed windows.

Walton on Trent is a desirable rural village home to facilities including a beautiful Church, a popular pub and restaurant and a cricket club. Also within the village is a Church of England Primary school which feeds into John Taylor High School in Barton under Needwood, both of which maintain Ofsted 'Outstanding' reputation. The local village of Barton provides further everyday amenities including a doctors' surgery, chemist, post office a range of pubs and shops and more comprehensive facilities can be found along the A38 in Burton on Trent. For further leisure pursuits, within walking distance is the newly opened Tuckleholme Nature Reserve and the nearby Rosliston Forestry Centre offers activities including walking, cycling and activities including falconry, archery and fishing. The location is ideally placed for commuters, having the A38, A50 and M6 Toll close by and rail links from Lichfield giving direct access to Birmingham and London (in 80 mins). East Midlands and Birmingham international airports are also both within a 40 minute drive.

- Attractive Semi Detached Family Home
- Tranquil Private Lane Setting
- Pleasant Open Aspect to Front & Rear
- Open Plan Dining Kitchen
- Spacious Sitting Room
- Three Bedrooms (Two Doubles)
- Refitted Family Bathroom
- Landscaped South Facing Gardens
- Open Fields & Views to Rear
- Single Garage, Workshop & Parking
- 'Outstanding' School Catchment
- Well Placed for Amenities, Commuter Routes & Rail Travel

**Reception Hall** 3.21 x 1.8m (approx. 10'6 x 5'9)  
Stairs rise to the first floor accommodation having useful storage below, and the hallway has a window to the side and a doorway leading into:

**Family Dining Kitchen** 5.36 x 3.71m (approx. 17'7 x 12'2)  
This contemporary family space is fitted with a range of gloss wall, base and island units with wood effect worksurfaces over, housing a stainless steel inset sink with side drainer, spaces for a fridge freezer, washing machine and microwave, and integrated appliances including dishwasher, oven and gas hob with extractor above. There is a window to the rear overlooking pleasant views and a dining area has space for a dining table and chairs. Double doors open out to the landscaped rear gardens, and there is a further door opening out to the side aspect. The garden to the side offers excellent potential to extend (subject to relevant permissions) and the dining area leads open plan style into:

**Sitting Room** 4.34 x 3.47m (approx. 14'2 x 11'4)  
A spacious and beautifully presented reception room having a bay window to the front





Stairs rise to the **First Floor Landing** 2.7 x 2.07m (approx. 8'11 x 6'9) where there is a window to the side and access to the loft. Doors open into:

**Master Bedroom** 3.8 x 3.22m (approx. 12'5 x 10'6)  
A spacious double bedroom having window to the rear with idyllic views and a range of sliding wardrobes

**Bedroom Two** 3.75 x 3.65m (approx. 11'11 x 9'0)  
Another good sized double room having a window to the front with views towards the village church

**Bedroom Three** 2.66 x 2.53m (approx. 8'8 x 8'3)  
With a window to the front enjoying a pleasant open outlook



**Refitted Family Bathroom** 2.66 x 2.04m (approx. 8'6 x 6'8)

Refitted in late 2023, the bathroom comprises a modern suite having wash basin set to vanity unit, WC and bathtub with shower unit over, having tiled flooring, half tiling to walls, a chrome heated towel rail and an obscured window to the rear

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





### Outside

A secluded lane leads off Main Street up to the private cul de sac of Mewies Close. The property benefits from parking for two vehicles to the front to a block paved driveway as well as neatly tended foregardens, offering potential to extend the drive is desired. Accessed off Mewies Close is a **Detached Single Garage** 4.6 x 2.76m (approx. 15'0 x 9'0) and **Workshop** 5.6 x 1.3m (approx. 15'0 x 4'3) belonging to the property, and gated access to the side leads into the rear garden

### Landscaped Gardens

To the rear of the property is a paved patio with steps rising to well tended lawns. The rear garden is safely enclosed and enjoys a pleasant outlook over paddock land from a paved patio towards the top of the garden, and a garden shed is included in the sale. There is exterior lighting and water, gated access leads to the front aspect and there is space to the side of the property to allow for an extension (subject to relevant permissions)



**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, 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.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.

