



5 Leedhams Croft, Walton on Trent, DE12 8NW



Enjoying a tranquil cul de sac setting is this modern detached home, offering spacious and beautifully remodelled interiors, four bedrooms and beautifully landscaped west facing gardens. Benefitting from an idyllic open outlook to both the front and rear aspects, this well presented home has received upgrades to include a remodel to create a spacious open plan living and dining kitchen and a new boiler in 2020. Well proportioned interiors offer accommodation ideal to suit a growing family also needing space to work from home, with a spacious hallway leading

off into two reception rooms, the open plan dining kitchen and cloakroom, with four bedrooms plus a family bathroom set to the first floor. The property lies within a secluded garden plot having parking for three to the front as well as a further owned visitor's space. To the rear, the immaculately landscaped rear garden enjoys a good degree of privacy as well as a sunny westerly aspect and open views over mature woodland, and a summer house offering space for conversion into a home office.

Walton on Trent is a desirable South Derbyshire

village home to facilities including a beautiful Church, a gastro pub and restaurant and a cricket club. Also within the village is a Church of England Primary school which feeds into the Ofsted 'Outstanding' rated John Taylor High School in Barton under Needwood. 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

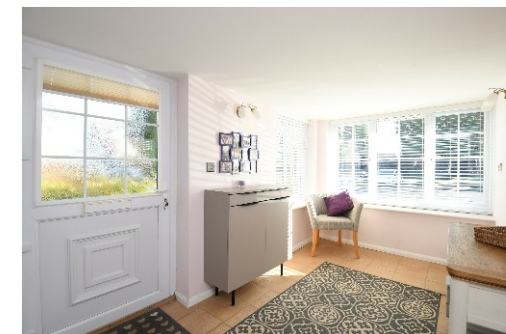
Tuckleholme Nature Reserve. The nearby Rosliston Forestry Centre offers activities including walking, cycling and activities including falconry, archery and fishing. The location is ideally placed for commuters, having the A38, A50 and M6 Toll close by and rail links from Lichfield giving direct access to Birmingham and London (in 80 mins). East Midlands and Birmingham international airports are also both within a 40 minute drive.



- Attractive Detached Family Home
- Peaceful Cul de Sac Setting
- John Taylor School Catchment
- Remodelled & Upgraded Interiors
- Two Spacious Reception Rooms
- Open Plan Dining Kitchen
- Four Bedrooms (Three Doubles)
- Family Bathroom
- Parking for Three & Additional Owned Visitors Space
- Landscaped Garden with Summer House
- Open Woodland Aspect to Rear
- Mains Gas Central Heating, 2020 Boiler & Double Glazed Windows
- Desirable Village Setting
- Well Placed for Commuter Routes & Local Amenities

Reception Hall 3.6 x 2.2m (approx. 11'10 x 7'2)

A spacious welcome to this family home, having windows to the front and side and tiled flooring with electric under floor heating. This entryway





offers an ideal reading or study area, and leads into the **Inner Hall**, where stairs rise to the first floor with useful storage beneath. Doors lead into the **Kitchen, Cloakroom** and:

Snug/Playroom 4.9 x 2.45m (approx. 16'0 x 8'0)

A versatile reception room having windows to the front and side, and fitted wall and base units housing space for a washing machine

Lounge 4.5 x 3.7m (approx. 14'8 x 12'1)

A beautifully presented sitting room having a window to the front and a gas fireplace set to carved stone mantelpiece. An opening leads through to:

Dining Kitchen 7.3 x 3.18m (approx. 23'11 x 10'5)

A beautifully remodelled open plan space, having a formal dining area and a shaker style kitchen. The **Kitchen** is fitted with a range of wood grain wall and base units with marble finish quartz worksurfaces over, housing an inset sink with side drainer, recess housing space for a range cooker and integrated appliances including dishwasher, fridge and freezer. A window faces the rear and wood finish laminate flooring extends into the **Dining Area** where a bay features windows and a door out to the rear gardens

Cloakroom

Fitted with wash basin set to vanity unit and WC, with LVT flooring, a heated towel rail and an obscured window to the side



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



There is a window to the side at the half landing and stairs rise to the **First Floor Landing**, having loft access and doors opening into the **Airing Cupboard** and:

Master Bedroom 4.2 x 3.0m (approx. 13'11 x 12'5)
A spacious principal bedroom having a range of fitted wardrobes and twin windows to the front aspect. Please note, this bedroom is easily large enough to accommodate the addition of an en suite, work which has been completed in a neighbouring property

Bedroom Three 3.68 x 2.5m (approx. 12'0 x 8'2)
Another double room having window to the front aspect

Bedroom Two 3.8 x 2.9m (approx. 12'5 x 9'5)
A second double bedroom having a window to the rear

Bedroom Four 3.45 x 2.05m (approx. 11'3 x 6'8)
With a window to the rear

Bathroom 2.42 x 2.12m (approx. 7'11 x 6'11)
Comprising a white suite having wash basin and WC fitted to vanity unit and bathtub with shower unit over. having LVT flooring, tiled splash backs, a heated towel rail and an obscured window to the side









Outside

The property lies on the peaceful cul de sac of Leedhams Croft which is home to a handful of similar modern and executive detached homes. To the front aspect there is parking for three vehicles to the block paved driveway, and a further visitors space owned by the property is positioned opposite. Gated access to the side leads into the rear garden

Rear Garden

Enjoying a tranquil outlook over mature woodland, the garden has been landscaped to an excellent degree and is laid to a paved terrace shaped lawns and neatly stocked borders. A gate opens to steps leading down to an area of decking ideal for placement of a pergola or arbour, and the gardens enjoy an excellent degree of privacy. A **Summer House** with power, lighting and a fan offers an ideal exterior entertaining space or home office, the property benefits from exterior lighting and a water point and a wide side access provides useful storage space to one side, and the sheds are included in the sale



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.