



19 Church Street, Coton in the Elms, South Derbyshire, DE12
8EZ



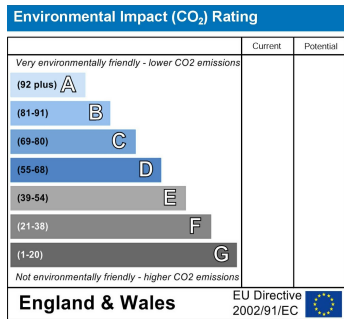
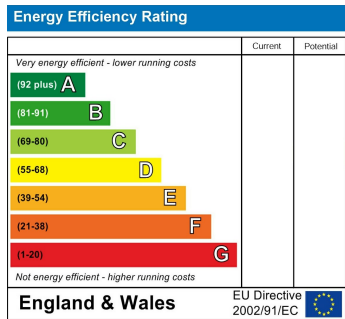
Enjoying a desirable South Derbyshire village setting and the benefit of no upward chain is this detached family home, benefitting from spacious and versatile interiors, four good sized bedrooms and a secluded corner plot garden. Presenting versatile interiors ideal to suit a growing family also needing space to work from home, extended accommodation is a set over two floors offering the option of both ground and first floor bedrooms, as well as an ideal first floor home office.

To the ground floor, a reception hall, two reception rooms, a kitchen and a utility provide plenty of flexible living space, with three good sized bedrooms and a family bathroom also on this level. A first floor master suite benefits from a private en suite bathroom and walk in wardrobe, with the landing also leading to a fabulous playroom, games room or study and useful walk in loft storage. Outside, the property is set at an elevated position having parking to the front aspect. There is access into the garage, and a secluded garden extends to the side and rear aspects. The property is serviced by mains gas central heating and double glazed windows.

- **Detached Family Home in Popular Village**
- **Offered with No Upward Chain**
- **Kitchen & Utility, Ground Floor Bathroom**
- **Four Good Sized Bedrooms**
- **Garage & Ample Parking**
- **Generously Extended Interiors**
- **Two Spacious Reception Rooms**
- **Porch & Reception Hall**
- **Master En Suite Bathroom & Walk in Wardrobe**
- **Secluded Rear Garden**

Nestled within scenic South Derbyshire, Coton in the Elms is a delightfully peaceful village providing a much sought after rural lifestyle with easy access to both local commuter routes and the picturesque surrounding countryside. The streets are lined with charming cottages and character homes, with a small brook running through the centre being home to a flock of resident ducks.

Amenities within walking distance of the property include a primary school, traditional pubs, a village hall and church, with additional amenities found in the nearby village of Rosliston where there is a Co-op and the Rosliston Forestry Centre. The town and city centres of Burton on Trent, Lichfield and Tamworth, are all within easy reach where further facilities including shopping centres, restaurants and supermarkets can be found, and the village is ideally placed for nearby commuter routes, having the A38, A50 and A444 all within a short drive. Direct rail links to Derby, Birmingham and London can be found at train stations in Burton on Trent and Lichfield.



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.

The Property Misdescriptions Act 1991: 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.