



# Plots 1 & 2

Hillside Coton Road Walton on Trent DE12 8NL

Residing within a delightful and exclusive hillside development are two beautifully finished semi detached homes, offering contemporary open plan living, three double en suite bedrooms and secluded south-west facing garden plots.

Having been architect designed to provide well balanced living accommodation and bedroom space, these two storey semi detached homes present an attractive exterior with oak framed porches and flush casement windows. The interiors are finished to an excellent standard including integrated kitchen appliances and marble finish quartz worktops, modern bathroom suites and oak internal doors, ready for the new owner to add their personal taste through final finishings and floorings. Each property benefits from private parking and a single garage, and the private rear garden enjoy a sunny aspect and plenty of privacy.

- Semi Detached Family Homes
- Superb Specification – 2024 Completion
- Idyllic Village Setting
- South-West Facing Garden Plot
- Contemporary Open Plan Living
- Dining Kitchen & Lounge
- Reception Hall & Cloakroom
- Three Double Bedrooms
- Three En Suites
- Single Garage & Parking
- Private Rear Gardens
- Secluded Elevated Position on Private Lane
- Desirable South Derbyshire Village



whathreewords:

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The desirable **South Derbyshire village** of Walton on Trent is positioned on the scenic banks of the River Trent, being home to facilities including a historic Church, a popular gastro pub and restaurant, a Village Hall and a cricket club. A paradise for nature lovers, this rural village offers countryside and riverside walks from the property's doorstep, whilst being within convenient reach of surrounding amenities and commuter routes.

**Within the village** is a Church of England Primary school which feeds into John Taylor High, both of which maintain Ofsted 'Outstanding' reputation. The John Taylor Free School is also within an easy drive, and there are a wealth of independent schools in the area including Lichfield Cathedral, Repton, Denstone and Twycross.

**The local village of Rosliston** lies a few minutes drive away and is home to a Co-op, a village pub and the Rosliston Forestry Centre, a fabulous facility nestled within National Forest grounds. Also within easy reach is Barton under Needwood which provides further everyday amenities including a doctors' surgery, chemist, post office and a choice of pubs and shops, as well as Barton Marina which can be walked to via footpath between the villages. More comprehensive facilities can be found in the market town of Burton and the Cathedral City of Lichfield.

**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.



	Village Centre & Amenities: 0.1 mile
	Lichfield Rail Station: 12 miles Tamworth Rail Station: 10 miles
	Birmingham City Centre: 31 miles Derby City Centre: 18 miles Ashby de la Zouch Town Centre: 11 miles
	Rosliston Forestry Centre: 2 miles Tuckleholme Nature Reserve: 0.7 mile
	Birmingham Airport: 28 miles East Midlands Airport: 25 miles

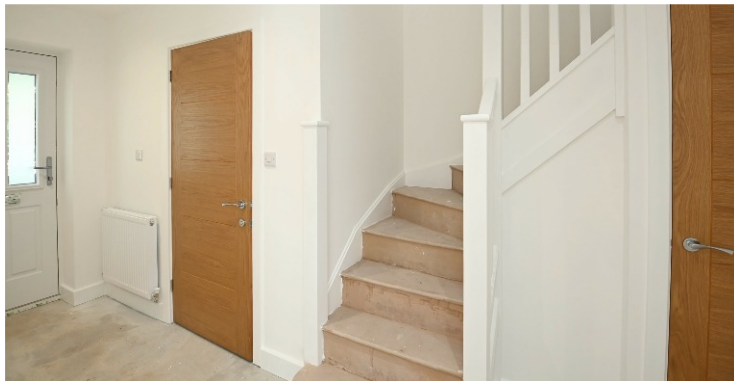


These beautifully designed homes combine the ideals of rural village living with a traditionally styled and high quality residence, with a **10 year new home guarantee** included. The properties are serviced by mains gas central heating, double glazed windows and mains drainage.

To the ground floor, the spacious **Reception Hall** leads into a guests **Cloakroom**, as well as useful fitted under stairs storage. An oak door leads in turn into the **Open Plan Dining Kitchen** where French doors open out to the rear gardens.

The **Kitchen** is fitted with traditionally styled shaker wall and base units with elegant marble finish Quartz worktops over, having a breakfast bar to one side and integrated appliances including a dishwasher, washing machine, double ovens and induction hob. The Samsung American fridge freezer is also included in the sale.

The **Dining area** leads open plan style into the **Lounge**, which could be separated off with pocket/bifold doors if desired. Triple bifold doors open out to the rear terrace and gardens.

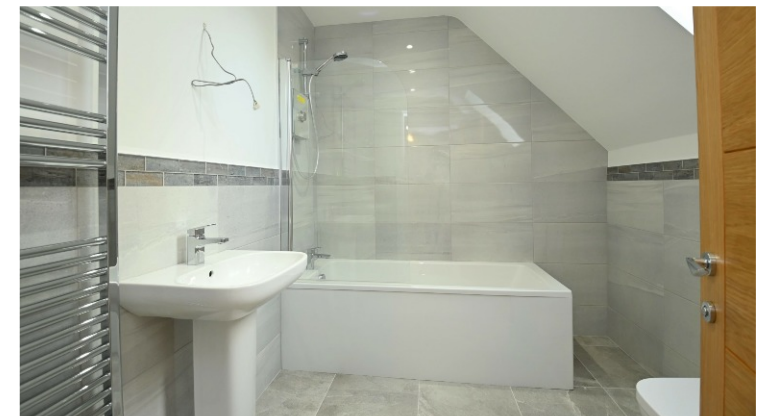
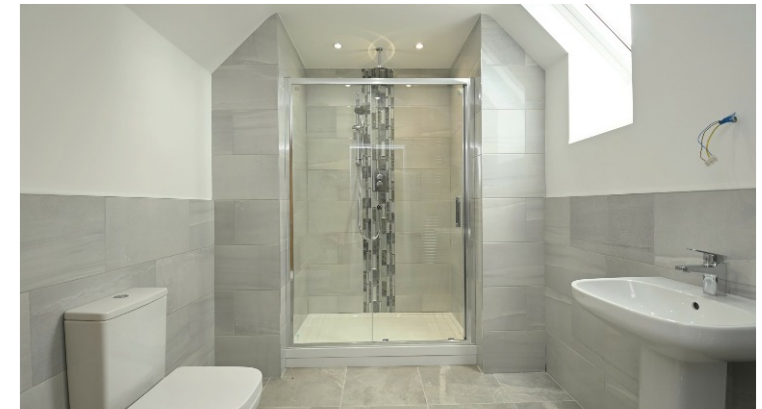




From the **First Floor Landing** there are **Three Generous En Suite Double Bedrooms**, having either woodland views to the front or a pleasant aspect over the garden to the rear.

The master bedroom benefits from a spacious en suite with double shower, there is a further en suite shower room to the second bedroom and the third bedroom features an en suite bathroom.

**Outside, Plot 1** benefits from a private entrance to ample parking, with **Plot 2** sharing access over the private lane with three additional properties. Each home has individual parking for around three/four vehicles plus access into a single garage, and there is gated access leading into the rear gardens. The gardens enjoy a sunny south-west aspect and are laid to well tended lawns and flagstone paved terraces, also benefitting from exterior lighting, power and a water point.





## Ground Floor

**Reception Hall** 4.5 x 1.7m (approx. 14'10 x 5'6)

**Dining Kitchen** 6.5 x 3.55m (approx. 21'4 x 11'7)

**Lounge** 5.9 x 3.5m (approx. 19'4 x 11'5)

**Cloakroom**

## First Floor

**Master Bedroom** 3.6 x 3.32m (approx. 11'10 x 10'10)

**En Suite** 2.9 x 2.2m (approx. 9'6 x 7'2)

**Bedroom Two** 4.5 x 3.55m (approx. 14'8 x 11'7)

**En Suite** 2.1 x 1.15m (approx. 6'10 x 3'9)

**Bedroom Three** 3.6 x 3.12m (approx. 11'9 x 10'3)

**En Suite Bathroom** 2.5 x 2.22m (approx. 8'2 x 7'3)

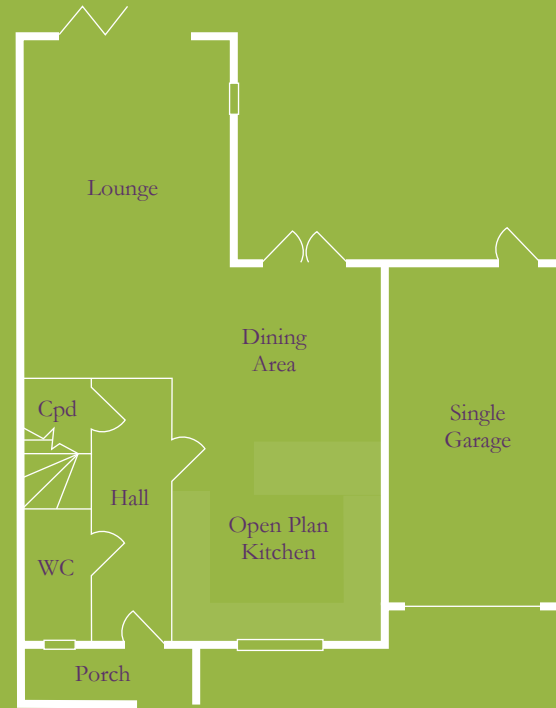
## Outside

**Single Garage** 5.65 x 3.0m (approx. 18'6 x 9'10)

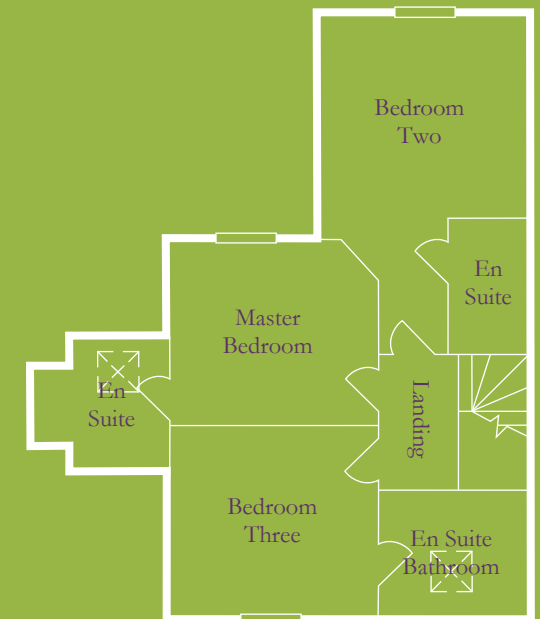
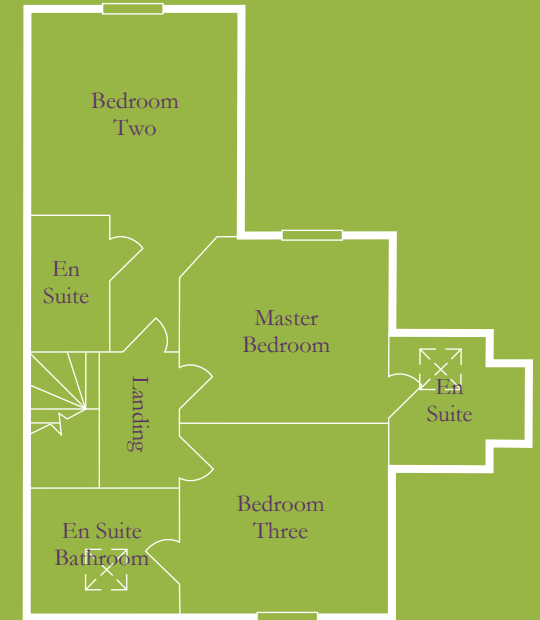
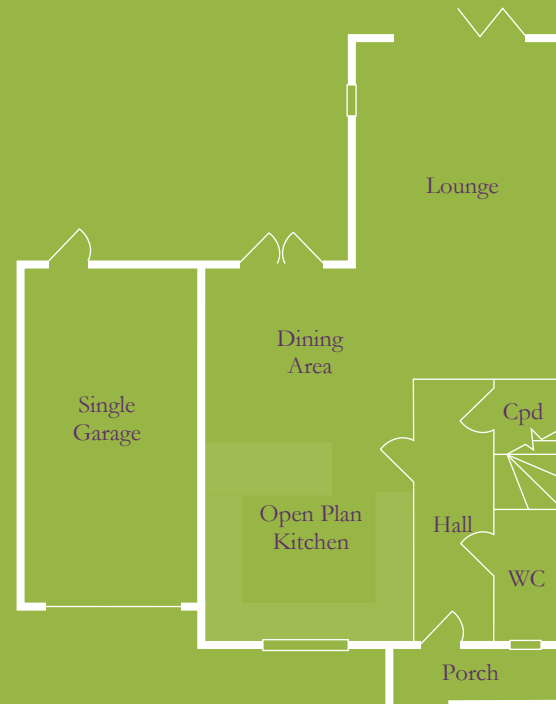
**Please Note:** Measurements may differ slightly between plots



Plot 1



Plot 2





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T 01283 575 000

W [www.parker-hall.co.uk](http://www.parker-hall.co.uk)

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