



11 Chapel Street, Coton in the Elms, DE12 8EY

 Parker
Hall

A charming extended cottage set in the rural Derbyshire village of Coton in the Elms, showcasing a wealth of character, three good sized bedrooms and modern fittings throughout. Enjoying an attractive double fronted exterior, this immaculately presented character home has been upgraded over the years with modernisations to include an extended dining and living kitchen, modern bathroom and wood burning stove to the sitting room. The interiors comprise briefly a spacious sitting room, open plan dining and living kitchen and utility/cloakroom to the ground floor, with three bedrooms to the first floor serviced by a modern family bathroom. The cottage showcases character features throughout and enjoys a pleasant garden to the rear aspect laid to lawns and a garden shed. Being an ideal investment or first time home, the cottage benefits from mains gas central heating and full double glazing.

Nestled within scenic South Derbyshire, Coton in the Elms is a delightful rural village made up of charming cottages and period homes, having a small brook running through the centre. The village is home to amenities including a primary school, traditional pubs, a village hall and a church. Additional amenities can be found in Rosliston where there is a Co-op and Burton on Trent, home to a range of facilities including shops, restaurants and a cinema. Well placed for commuters, the A38, A50 and A444 are all within easy reach and direct rail links to Birmingham and London can be found at two train stations in Lichfield.

- Attractive Double Fronted Cottage
- Immaculately Presented Interiors
- Wealth of Character & Charm
- Sitting Room with Wood Burner
- Open Plan Dining Kitchen
- Utility/Cloakroom
- Three Double Bedrooms
- Family Bathroom
- Attractive Rear Gardens
- Popular Rural Village Location

The front door opens into:

Sitting Room 5.81 x 3.58m (approx 19'1 x 11'8)
A beautifully presented reception room extending the width of the property, having windows to the front aspect, solid oak flooring, painted ceiling beams, fitted storage and a wood burning stove inset to a feature fireplace. Doors open to the staircase rising to the first floor with storage beneath and into:

Open Plan Dining & Living Kitchen 4.89 x 4.62m (approx 16'0 x 15'1)
Another extended space comprising fitted kitchen, formal dining space and sitting area. The **Kitchen** is fitted with a range of cream wall and base units with Butcher block worktops over housing an inset ceramic sink with side drainer, space for a fridge and freezer and integral appliances including dishwasher, single oven and electric hob. The kitchen has windows to the rear and side and a skylight, and tiled flooring extends into the **Dining Area** where there is a second skylight and double doors out to the rear gardens. There is also space for a **Sitting Area** to one side. Door into:

Utility/Cloaks 1.63 x 1.44m (approx 5'4 x 4'8)
Having base storage beneath a wooden worktop with a stone sink over, fitted storage, low level WC and a window to the rear





The **Landing** has loft access and doors off into:

Master Bedroom 3.58 x 3.04m (approx 11'9 x 9'11)

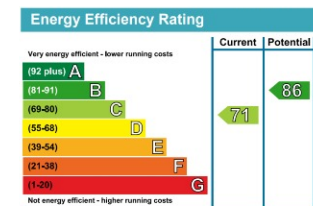
A spacious principal bedroom having vaulted ceilings, two fitted wardrobes, loft access and a window to the front

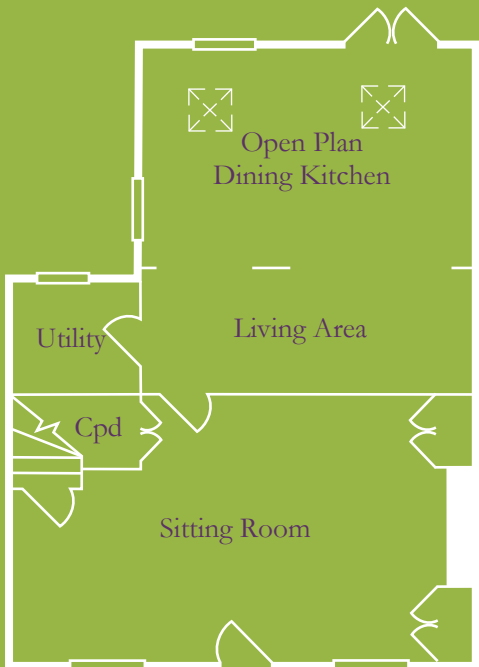
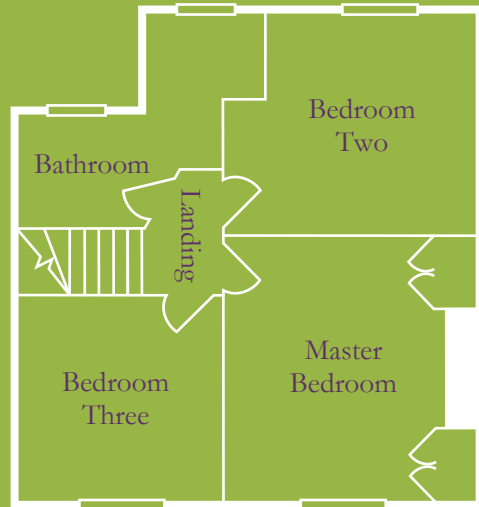
Bedroom Two 3.32 x 2.94m (approx 10'10 x 9'7)
Another double room having window to the rear

Bedroom Three 2.7 x 2.7m (approx 8'10 x 8'10)
A third double room having a window to the front aspect

Bathroom 2.92 x 2.6m (approx 9'6 x 8'6)

Fitted with a white suite comprising pedestal wash basin, low level WC and bathtub with shower over, having tiled splash backs, tiled flooring and windows to the rear. The mains gas boiler is housed in here beyond fitted storage





Outside

The cottage is set back beyond a wrought iron gated entrance and a low maintenance courtyard laid to a paved patio, lawns and a courtyard to the top housing a garden shed and gated access for wheelie bins to be taken out



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.