



Church Street

Coton-In-The-Elms

£399,950



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Tenure
Freehold

Accommodation Details:

External & Approach

To the left-hand side of the property are two large wooden gates for vehicular access and an additional wooden pedestrian gate leading to a wide driveway and on to the detached double garage and workshop. Entry into the property is via a white UPVC front door which is protected by a tiled canopy storm porch.

Entrance Hallway

10'10" x 16'11" (3.32m x 5.17m)

With wood effect tiled flooring, this is a grand and spacious hallway with dual aspect windows, an ornamental fire place, stairs off to the first floor and one radiator.

Lounge

12'8" (max) x 19'5" (3.88m (max) x 5.94m)

With double wooden doors leading off from the hallway, this is a bright and airy lounge with dual aspect windows and a large UPVC door through to the conservatory. There is an ornamental fire place with a traditional style electric fire, a TV aerial point, two radiators and a wooden door leading through to the kitchen.

Study Room

10'5" x 13'0" (3.20m x 3.97m)

A generous reception room with exposed original beams to the ceiling, a window to the front aspect, a telephone point, one radiator and a wooden stable door leading through to the kitchen.

Kitchen

9'10" x 13'9" (3.01m x 4.20m)

Having grey ceramic tiles to the floor, the kitchen is fitted with a range of off-white traditional style units with brushed steel handles and there is an old brick fire place with space for a range cooker. Wall-mounted glass-fronted display cabinets, a window to the rear, ceiling down-lighters, a double ceramic Belfast style sink with a large brushed steel flexi hose mixer tap, a built-in dishwasher, ceramic tiles to the walls, a handy under-stairs storage area and a wooden door leading through to the dining room.

Dining Room

11'1" x 14'0" (3.38m x 4.27m)

With beige sandstone effect ceramic tiles to the floor, this is a very generous size room with exposed beams to the ceiling, double doors and windows leading out to the conservatory, one radiator and a wooden door leading through to the pantry, which is large enough to house an American style fridge freezer, has grey ceramic tiles to the floor, a fitted worktop, units, shelves and a light.

Snug Room

13'10" x 12'11" (4.23m x 3.96m)

An additional reception room with a window to the front aspect and a feature fire place with a fully working brass and coal effect gas fire, a marble back plate and hearth and a wooden mantelpiece and surround. There are exposed traditional beams to the ceiling, a TV aerial point, a tall cupboard which houses the electricity and the gas meters and there is one radiator.

Conservatory

17'10" x 7'6" (5.45m x 2.29m)

A generous sized room running across the back of the property with light grey ceramic tiles to the floor, a polycarbonate roof, a ceiling fan, double doors out to the rear garden, a central heating radiator, power supply sockets and a door leading through to the downstairs shower room.

Downstairs Shower Room

4'4" x 10'5" (1.33m x 3.20m)

With the same flooring continuing through from the conservatory, the shower room has a white suite comprising; a large shower cubicle with glass shower screens and an electric wall mounted shower and riser, a low-level WC with dual chrome push flush and a pedestal hand wash basin with hot and cold taps. With fully tiled walls in black and white contrasting ceramic tiles, a polycarbonate roof, an extractor fan, a wall mounted chrome heated towel ladder and privacy windows.

Stairs & Landing

The landing extends either side of the staircase and has two opening roof lights allowing plenty of natural light to flood into this area.

Bedroom One

14'4" x 13'0" (4.39m x 3.98m)

A generous size double bedroom with fitted double wardrobes, an access hatch to the loft space, a window to the front aspect, a TV aerial point, a radiator and a door leading through to the dressing room. The dressing room has a roof light, another access hatch to the loft space, one radiator and a door through to the en-suite.

En-suite

10'2" x 5'11" (3.10m x 1.81m)

A four piece antique style white suite with; a large corner spa bath and an antique style mixer tap and shower head, a pedestal hand wash basin with hot and cold taps and a low-level WC. There is also a fully tiled shower cubicle with a chrome shower and riser with a waterfall shower head. You will also find; a privacy window to the rear aspect, wooden panelling to waist height, a shaver point, an extractor fan, ceiling down-lighters and a wall mounted chrome heated towel ladder.

Bedroom Two

10'2" x 13'1" (3.11m x 4.01m)

A spacious double bedroom with large fitted wardrobes with wooden double doors, a window to the front aspect and one radiator.

Tel: 01530 271313

Bedroom Three

10'3" x 13'10" (3.13m x 4.23m)

Another large double bedroom with a window to the left-hand aspect over looking the church and there is one radiator.

Bedroom Four

11'1" x 8'5" (3.38m x 2.57m)

A small double bedroom, or a good size single, with a window to the front and one radiator.

Family Bathroom

9'4" x 7'10" (2.86m x 2.40m)

With off-white grey marble effect ceramic tiles to the floor and fully tiled walls, there is a white suite comprising; a panelled bath with a chrome mixer tap and shower above, a low-level WC with a chrome push flush and a pedestal hand wash basin with hot and cold taps. A privacy window to the rear aspect, ceiling down-lighters, an extractor fan, a floor and wall mounted chrome heated towel ladder and there is a large storage cupboard with double wooden doors. This cupboard houses the 'Ideal' mains gas boiler which was installed in 2019.

Garden & Garage

There is a block paved low maintenance generous size rear garden with two wooden pergolas, a patio seating area, a stone water feature, a small lawned area and ample parking. There is a large double garage with a recently fitted metal roller shutter door, a side pedestrian access door, ceiling lights, power supply sockets and an opening through to a rear workshop / handy utility

room with plumbing and electricity. There is a sink with hot and cold taps, fitted units and worktops and another door and window to the right-hand aspect. The garage loft space provides a large storage area. On the back of the workshop is a timber building with two rooms, one for storage and the other currently used as a games room, power supply sockets, lighting, shelving, storage units and a UPVC door.

Local Authority & Council Tax Band

South Derbyshire District Council

Band E

Post Code For Sat Navs

DE12 8HA

Out Of Hours Contact Arrangements

You can email us via our website, or you can 'Live Chat' via our website 24/7

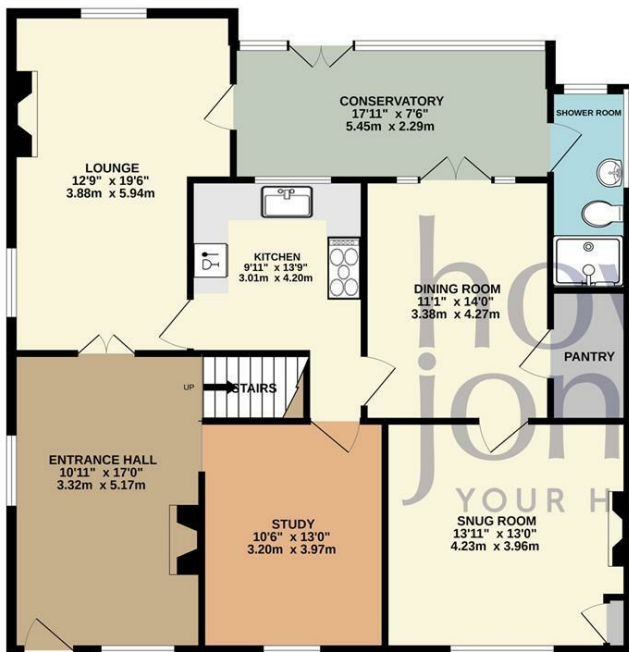
Property To Sell?

We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.

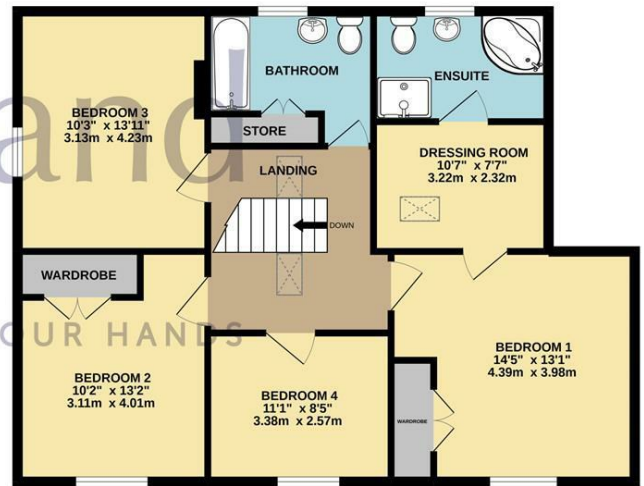




GROUND FLOOR
1213 sq.ft. (112.7 sq.m.) approx.



1ST FLOOR
877 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA : 2090 sq.ft. (194.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax band: E. Tenure: Freehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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