



Burton Road,, Coton-In-The-Elms, DE12 8HJ

Nicholas
Humphreys

£325,000

Nestled in the desirable village of Coton-in-the-Elms, this attractive extended family home enjoys a prominent position on Burton Road opposite the village green. Set back from the road with a gated front garden, the property opens into a welcoming hallway with access to a front-facing dining room, a spacious dual-aspect lounge with feature fireplace, and a snug leading through to an extended open-plan kitchen diner. The kitchen offers ample storage, work surfaces, and space for appliances, with access to a bright garden room overlooking the private rear garden and a ground floor shower room. A separate utility area houses the boiler and laundry facilities.

The home features three well-proportioned bedrooms, two doubles to the front and one to the rear, all with built-in storage, and a modern family bathroom with a three piece bathroom suite.

Outside, the property boasts a driveway for multiple vehicles, a low-maintenance front garden, and a generous, private rear garden with patio, lawn, mature planting, and outbuildings including a workshop and shed.

Located within easy reach of Burton-on-Trent, Ashby-de-la-Zouch, and the A42, the property combines peaceful village living with excellent connectivity.



The Accommodation

Situated in the heart of the sought-after rural village of Coton-in-the-Elms, this charming and spacious family home enjoys a prominent position on Burton Road, directly opposite the tranquil village green. Set back from the road behind a gated front garden, the property is approached via a pathway leading to a covered entrance porch and into a welcoming reception hallway, where stairs rise to the first floor and doors lead off to the main reception rooms.

To the front of the home is a well-proportioned dining room featuring laminate flooring, a radiator and a UPVC double glazed window overlooking the front garden. Adjacent is the dual-aspect lounge, a bright and airy space with a UPVC double glazed window to the front and a large picture window framing views over the generous rear garden. The lounge also features a central fireplace and gives access to the snug, a cosy additional reception area with a view to the rear, a walk-in pantry, understairs storage, and access through to the extended kitchen diner.

The open plan kitchen diner, set within a side extension, offers a spacious and versatile living and cooking space. Fitted with a wide selection of base and wall units, the kitchen includes ample preparation work surfaces, a freestanding cooker with extractor hood, ceramic tile flooring, inset ceiling spotlights, and UPVC double glazed windows to the front. From here, a door leads into the garden room which enjoys pleasant views of the garden and benefits from tiled flooring, a radiator, and direct access to the outdoor patio. There is also access from the garden room to a modern ground floor shower room comprising a WC, vanity hand wash basin, and shower enclosure with complimentary tiling.

Further practical features on the ground floor include a dedicated storage room off the kitchen, housing the gas-fired combination boiler and offering plumbing and appliance space for laundry facilities.

The first floor landing provides access to three bedrooms and a family bathroom. The master bedroom sits at the front of the home and is fitted with a range of built-in wardrobes and a large UPVC double glazed window overlooking the central village green. The second bedroom, also to the front, features a built-in storage cupboard and wardrobe recess, while the third bedroom, located at the rear, includes a full-width built-in storage unit and a UPVC window overlooking the garden. The family bathroom is fitted with a three-piece suite including a low-level WC, vanity wash basin, and panel bath with overhead shower, complemented by wall tiling, and a rear-facing UPVC window.

Outside, the home enjoys a slightly elevated position with a driveway providing off-road parking for several vehicles. The low-maintenance front garden is enclosed by a low wall and gate and leads to the open porch. To the rear, the beautifully maintained garden offers a generous block-paved patio, a lawn edged with mature flowerbeds, and is bordered by established trees to provide a high degree of privacy. A purpose-built workshop and garden shed at the far end complete the outdoor space, making it ideal for those seeking both tranquility and functionality.

The village of Coton-in-the-Elms lies within the picturesque South Derbyshire district, ideally positioned for access to the nearby market towns of Burton-on-Trent, Ashby-de-la-Zouch and Swadlincote, as well as excellent transport links via the A42 and wider motorway network, making this home a perfect blend of rural charm and commuter convenience.

Open Porch & Hallway

Lounge

5.23m max x 3.61m max (17'2 max x 11'10 max)

Dining Room

3.58m x 3.00m (11'9 x 9'10)

Snug

3.58m x 2.03m (11'9 x 6'8)

Extended Kitchen Diner

4.27m max x 4.01m max (14'0 max x 13'2 max)

Garden Room

4.17m x 2.01m (13'8 x 6'7)

Ground Floor Shower Room

2.59m x 1.55m (8'6 x 5'1)

First Floor

Bedroom One

3.73m max x 3.56m max into wardrobe (12'3 max x 11'8 max into wardrobe)

Bedroom Two

3.61m x 2.74m (11'10 x 9'0)

Bedroom Three

2.69m max into wardrobe x 2.34m (8'10 max into wardrobe x 7'8)

Bathroom

2.51m x 1.35m (8'3 x 4'5)

Workshop

6.71m x 3.56m (22'0 x 11'8)

Shed

3.66m x 3.00m (12'0 x 9'10)

Draft details awaiting vendor approval and subject to change. Awaiting EPC inspection

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

Local Authority: South Derbyshire

Broadband type: ADSL - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See

Ofcom link <https://checker.ofcom.org.uk/>

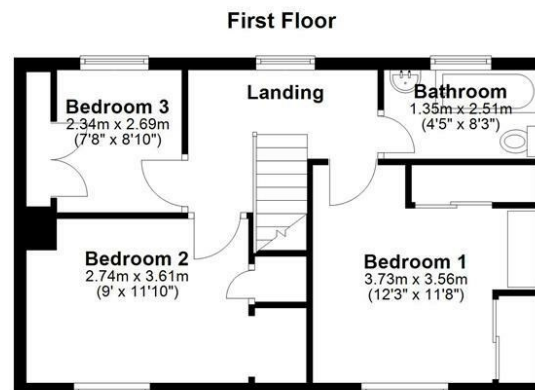
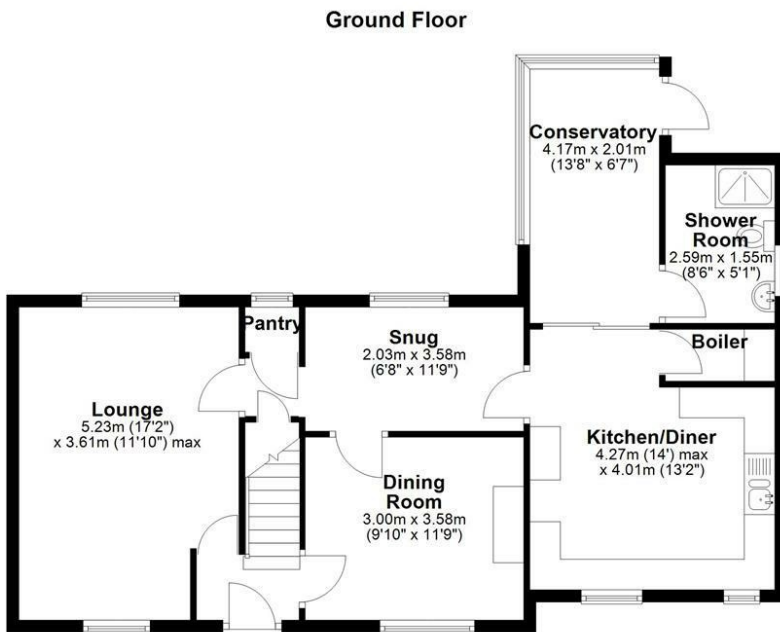
Useful Websites: www.gov.uk/government/organisations/environment-agency

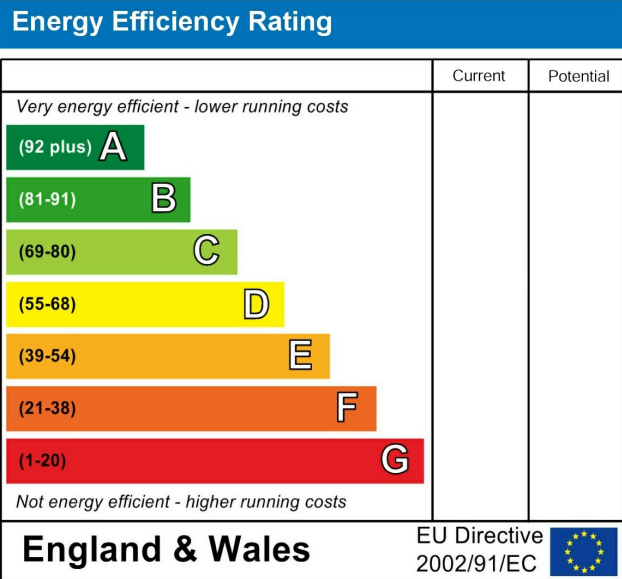
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Council Tax Band B

Freehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

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Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective License Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>