



For Sale

58 Main Street, Walton-on-Trent

Offers Over £675,000

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BEAUTIFULLY RENOVATED 4/5 BEDROOM DETACHED FAMILY HOME WITH STUNNING VIEWS OVER THE RIVER TRENT LOCATED IN WALTON-ON-TRENT.

Having been tastefully renovated throughout by the present owner, this beautiful home is located in the heart of Walton on Trent, a charming village offering a popular pub and restaurant, church, primary school, and cricket club. Families will appreciate the John Taylor School catchment area in nearby Barton under Needwood. Enjoy idyllic countryside walks and excellent transport links to Lichfield, Birmingham, Burton on Trent, Derby, and beyond.

Step into a welcoming reception hall with stairs to the first floor and access to a guest cloakroom. Two versatile front-facing reception rooms can serve as a study, home office, snug, formal dining room, or playroom. The sitting room also provides convenient access to a utility room and the rear garden.

The heart of this home is the expansive open plan living and dining kitchen, ideal for family life and entertaining. It boasts extensive high-gloss units, complementary countertops, a breakfast bar, and a range of appliances. A stunning lantern roof and large bifold doors flood the space with natural light, opening to reveal breath taking views of the extensive garden and the River Trent.

A second sitting room, also with bifold doors to the garden, offers flexibility as a ground-floor bedroom or home gym, complete with an ensuite shower room.

Upstairs, the landing leads to four double bedrooms and a well-appointed family bathroom. Two bedrooms feature ensuites, including the luxurious principal suite. This standout bedroom includes a private balcony overlooking the River Trent, a dressing room area, and a stunning, modern ensuite with high-quality fixtures.

Outside, a spacious driveway accommodates several vehicles and provides access to a double garage. The impressive rear garden, accessible from the living kitchen and second sitting room

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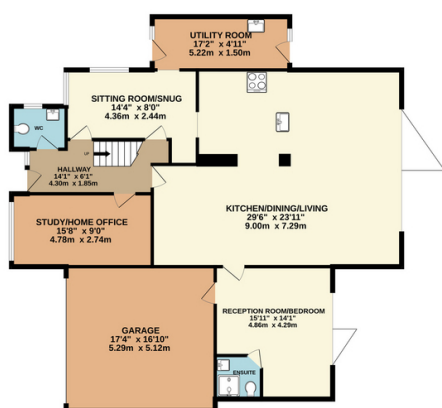
The Property Experts UK

01283268269



GROUND FLOOR
1594 sq.ft. (148.1 sq.m.) approx.

1ST FLOOR
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA: 2454 sq.ft. (228.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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- RENOVATED THROUGHOUT
- STUNNING OPEN PLAN KITCHEN/LIVING SPACE
- BEAUTIFUL VIEWS OVER THE RIVER TRENT
- FOUR DOUBLE BEDROOMS
- MASTER SUITE WITH DRESSING AREA, ENSUITE & BALCONY
- LARGE DRIVEWAY WITH PARKING FOR SEVERAL CARS
- PLANNING PERMISSION GRANTED TO CHANGE FRONT ASPECT

