



Rosliston Road, Walton-On-Trent Swadlincote

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Property Description

Burchell Edwards are delighted to bring to market this 3 bedroom semi-detached family home, situated in the picturesque village of Walton-Upon-Trent. With a small number of local amenities including good schooling and a country pub, Walton is positioned a short drive from the A38 making it well-connected for commuters to Birmingham and Derby/Nottingham in either direction.

Upon arrival, the property is well-appointed with a sizeable driveway and gated access to side, leading to detached single garage with power and lighting, making excellent outdoor storage or workshop. To the rear is an extensive rear garden plot, laid to lawn and with patio area to soak-up the summer sun.

Entry via the front door leads into a separate hallway, with stairs up to 1st floor. Through to the lounge reception room, a large window over the front elevation and open fireplace create a light yet cosy ambience. This space is both inviting and characterful. Leading through to the modern and functional kitchen-diner, recently refitted with Wickes shaker-style wall and base units and integrated appliances. At the rear is a conservatory which opens out to the sizeable rear garden plot, also with utility space and access to the guest cloakroom.

The 1st floor offers 3 double bedrooms and recently refitted bathroom suite, complete with his & hers basins, walk-in rainfall shower, and separate bath. Finally, the landing offers access to the boarded and insulated loft space. Viewing advised.

Approach

Large driveway providing off road parking and side gated access to the rear of the property.

Entrance Hallway

Double glazed door to front elevation, laminate flooring and central heating radiator.

Guest W.C

Double glazed window to side elevation, wash hand basin, low level flush WC, splashback, vinyl flooring and central heating radiator.

Lounge

14' 2" x 15' 8" (4.32m x 4.78m)

Double glazed window to front elevation, open fire, under stairs storage and central heating radiator.

Kitchen

12' 5" x 18' 10" (3.78m x 5.74m)

Double glazed window to rear and side elevations, a range of wall and base units with work surface over incorporating a sink with drainer, electric oven, hob, extractor hood, splash back, spotlights, integrated dishwasher, laminate flooring and central heating radiator.

Conservatory

7' 10" x 18' 10" (2.39m x 5.74m)

Of double glazed construction incorporating a door out to the rear garden, utility space with wall and base units, plumbing for a washing machine, tiled floor and central heating radiator.

Landing

Double glazed window to side elevation, storage cupboard and doors off to:

Storage Cupboard

Double glazed window to side elevation and loft access.

Bedroom One

14' 4" x 9' 11" (4.37m x 3.02m)

Double glazed window to front elevation and central heating radiator.

Bedroom Two

12' 5" x 9' 11" (3.78m x 3.02m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

8' 8" x 9' 5" (2.64m x 2.87m)

Double glazed window to rear elevation and central heating radiator.

Bathroom

8' 7" x 11' 4" (2.62m x 3.45m)

Double glazed window to front elevation, 'his' and 'hers' wash hand basins, walk in shower area with rainfall shower, low level flush WC, bath with shower over, extractor fan, electric vertical heated towel warmer and central heating radiator.

Loft

Boarded and insulated.

Garden

Patio area, lawn, storage shed , further parking to the side of the property and fence to boundaries.

Garage

10' 3" x 19' 6" (3.12m x 5.94m)

Up and over door, power supply and light point.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Awaiting Photograph

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EPC Rating: D

Tenure: Freehold

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