Burton Road

Coton-in-the-Elms, Swadlincote, DE12 8HL

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Guide Price £300,000

This well-presented three-bedroom link-detached home offers spacious and versatile accommodation, ideally suited to modern family living, and occupies an enviable corner plot within the sought-after village of Coton in the Elms.

NO UPWARD CHAIN

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Offered for sale with no upward chain, the property is move-in ready, making it an ideal choice for buyers looking for a straightforward purchase.

Upon entering the property, you are welcomed by a practical entrance hallway, thoughtfully designed to accommodate coats and shoes, keeping the main living spaces clutter-free. To the right, the generous living room provides a warm and inviting setting, featuring a charming focal fireplace and two large windows that allow an abundance of natural light to flood the space. There is ample room for a full range of family furnishings, making it perfect for both relaxing and entertaining.
Flowing seamlessly from the living room is the dining room, a fantastic space for hosting, with French doors that open directly onto the rear garden, creating an effortless indoor-outdoor connection. Adjacent to the dining room, the kitchen is well-appointed with a range of wall and base units, drawers, and a U-shaped worktop spanning three walls. Integrated appliances include a fridge, oven, extractor fan, gas hob, and double sink, providing both functionality and style.
Beyond the kitchen lies a highly versatile additional space, currently utilised as a study, ideal for home working or as a multipurpose room. This area also provides access to a convenient downstairs WC with hand wash basin. To the rear, a substantial utility room offers further wall and base units, additional sink, and space for a washing machine, dryer, and fridge freezer. With direct access to the garden, this space is particularly practical for everyday family life, whether returning from outdoor activities, managing pets, or accommodating guests without needing to pass through the main house.
The study also benefits from an internal door leading to the integral garage, which is equipped with power.

To the first floor, the property continues to impress with three well-proportioned bedrooms. The third bedroom is ideal as a single room, nursery, study, or hobby space. The second bedroom is a generous double, complete with fitted wardrobes, while the principal bedroom offers ample space for a double bed alongside additional furnishings. The accommodation is completed by a modern family bathroom, comprising a shower cubicle, WC, and hand wash basin, fully tiled from floor to ceiling for ease of maintenance.

Externally, the property truly excels. Occupying a desirable corner position, the home boasts a significantly larger-than-average plot. The rear garden features a patio area with a raised garden section, as well as an expansive lawn to the side, offering a private and sunny outdoor retreat that is not overlooked. A further patio runs alongside the property, connecting beautifully with the dining room's French doors, creating multiple seating and entertaining areas. An additional corner patio with sail-shaded covers provides a tranquil sun spot, perfect for relaxing.
This exceptional outdoor space is ideal for families, entertaining guests, or simply enjoying the privacy and versatility it offers. Furthermore, as the property has already been extended on a single-storey level, there is exciting potential to extend further, both above and to the side, subject to the necessary planning permissions.
To the front, the property benefits from a driveway providing off-road parking.

Situated in the charming village of Coton in the Elms, the home enjoys a peaceful setting with a strong community feel, along with access to scenic countryside walks nearby. There is a village primary school and beautiful historic St. Mary's Church.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. You cannot build a wall, fence or hedge at the front near the road.
Property construction: Standard **Parking**: Drive & garage **Electricity supply**: Mains
Water supply: Mains **Sewerage**: Mains **Heating**: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre - See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: South Derbyshire District Council / Tax Band B
Useful Websites: www.gov.uk/government/organisations/environment-agency **Our Ref**: JGA/190032026

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Ground Floor

Floor 1

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Approximate total area(1)

1150 ft²

107 m²

Reduced headroom

5 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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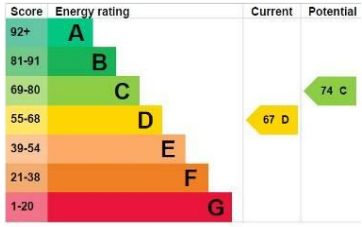

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