



Offers In Excess Of £240,000

3 Bedroom Terraced House for sale

75 Bells End Road, Walton-on-Trent, Swadlincote





Overview

BOOK YOUR VIEWING 24/7 VIA OUR EWEMOVE WEBSITE! If you've been dreaming of a stylish kitchen/diner that's perfect for hosting friends, cooking together, or simply spreading out with a morning coffee, this beautifully extended home delivers exactly that.



Key Features

- ATTENTION FIRST TIME BUYERS!
- VIRTUAL TOUR
- LOUNGE WITH LOG BURNER
- FABULOUS KIECHEN/DINER EXTENSION
- NEWLY FITEED BATHROOM & GROUND FLOOR WC
- OPEN VIEWS TO REAR
- PRIVATE DRIVEWAY
- POPULAR VILLAGE LOCATION
- JOHN TAYLOR HIGH SCHOOL CATCHMENT
- VIEWING ESSENTIAL





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Step into this home and fall in love instantly. If you've been dreaming of a stylish kitchen/diner that's perfect for hosting friends, cooking together, or simply spreading out with a morning coffee, this beautifully extended home delivers exactly that. The stunning open-plan space flows seamlessly into the rear garden, where uninterrupted rural views create a peaceful backdrop to everyday life.

From the moment you arrive, the block paved driveway, modern composite front door and charming timber canopy show just how well this home has been cared for. Inside, the bright and spacious hallway welcomes you with clever built-in storage tucked neatly under the stairs. The cosy living room at the front of the property features a characterful chimney breast with log burner and is the perfect place to unwind.

To the rear, the showpiece kitchen/diner steals the spotlight-a true heart-of-the-home space. Boasting generous units, a huge corner cupboard, a classic Belfast sink, and plenty of room for a dining table and even an American-style fridge/freezer. Laminate flooring flows throughout the entire ground floor, tying everything together with a contemporary feel. A convenient newly installed ground floor WC adds to the practical layout.

Upstairs, you'll find two spacious double bedrooms, a cosy single room and a newly fitted modern bathroom, perfect for relaxing at the end of a busy day. The rear bedroom makes every morning special with gorgeous rural views stretching out behind the home.

Outside, sliding patio doors lead to a low-maintenance garden complete with decking, a large storage shed, and Astro turf-ideal for BBQs, playtime, or simply soaking up the sunshine. Note that there is rear access across the



neighbouring properties due to the terraced nature of these properties.

Walton on Trent itself is home to a historic church, a friendly gastro pub, and a well-regarded cricket club. Families benefit from an Ofsted 'Outstanding' primary school within walking distance, with John Taylor Free School just a short drive away. Day-to-day essentials are found in nearby Rosliston, with the bustling village of Barton under Needwood and the market towns of Burton on Trent and Tamworth offering a wider selection. For outdoor enthusiasts, Tuckleholme Nature Reserve and Rosliston Forestry Centre are on the doorstep, offering everything from peaceful woodland walks to falconry, archery, and fishing.

Perfectly placed for commuters, the property enjoys easy access to the A38, A50, and M6 Toll, with rail links from Lichfield and Tamworth putting Birmingham and even London (in just 80 minutes) within reach. East Midlands and Birmingham airports are both around 40 minutes away.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Property Construction: Traditional.

Parking: Private driveway.

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas central heating.

Tree Preservation: No.

Conservation Area: No.

Broadband: Full Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

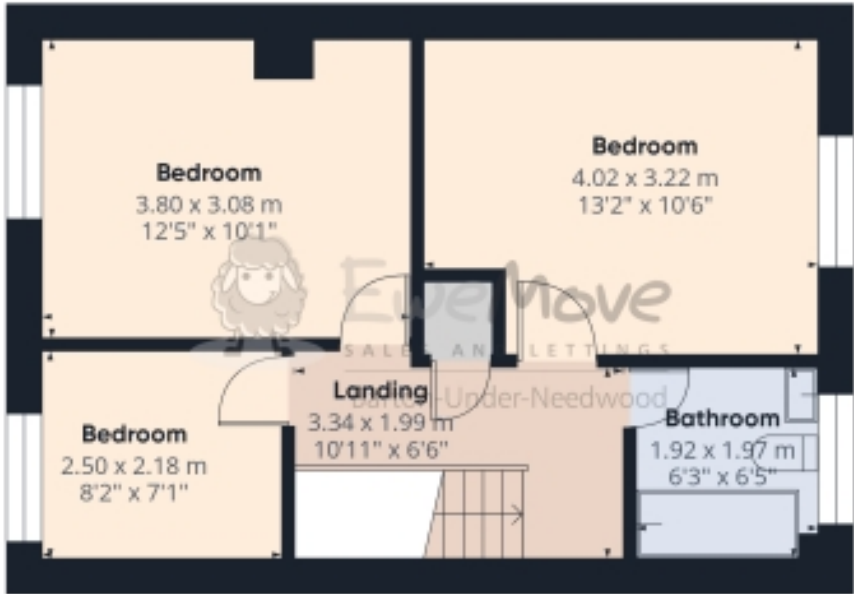
Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: C.

Council Tax rating: B.

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Floorplans



Approximate total area⁽¹⁾

92.2 m²
992 ft²

Reduced headroom

1.5 m²
16 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

GRAFFI360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Barton-under-Needwood

01283 247076 (24/7)
barton@ewemove.com

