

# Standing Butts Close

Walton-on-Trent, Swadlincote, DE12 8NJ

John German



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Guide Price £280,000

**Tucked away in a peaceful cul-de-sac, this beautifully presented three-bedroom semi-detached home has been thoughtfully extended to create a spacious and versatile family home. Offering a stunning open-plan kitchen/dining room, a private landscaped garden, detached garage and generous off-road parking, this move-in ready property is ideal for a range of buyers.**

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The property is approached via an extensive driveway leading to a detached garage, with a well-maintained front garden featuring raised planting borders and a practical slabbed area, ideal for bin storage.

Stepping inside, the entrance hallway leads to a bright and welcoming living room positioned at the front of the property. A large bay window fills the room with natural light, while a feature fireplace creates an attractive focal point.

Also accessed from the hallway is the stylish family bathroom, fitted with a walk-in double shower, WC and hand wash basin. Finished with tiled flooring, predominantly tiled walls and a heated towel radiator, the bathroom offers both comfort and practicality.

To the rear of the home is the impressive extension, creating a fantastic open-plan kitchen and dining space that is perfect for everyday living and entertaining. The kitchen is fitted with a range of wall and base units, generous worktop space and designated areas for a cooker, washing machine, dishwasher, and under-counter fridge and freezer. Tiled flooring runs throughout, while Velux windows and a stable-style rear door allow natural light to flood the room and provide access to the garden.

Leading from the kitchen is a useful utility room, housing the boiler whilst offering further appliance space and additional storage. A generous under-stairs cupboard provides excellent storage or could easily be used as a walk-in pantry.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom is a spacious double and benefits from a walk-in wardrobe and en-suite shower room comprising a shower cubicle, WC and hand wash basin. Bedroom two is another comfortable double with fitted storage, while bedroom three offers flexibility as a child's bedroom, nursery, home office or study.

Externally, the rear garden has been beautifully landscaped to create a private and sunny outdoor space. An initial patio provides the perfect seating area before steps lead down to a well-maintained lawn surrounded by mature shrubs and trees. Thanks to the property's elevated position, the garden enjoys pleasant views across neighbouring rooftops towards open fields beyond.

A charming summer house provides a fantastic space for a home office, hobby room or studio, while side access leads to the detached garage. Larger than a standard garage and benefiting from power and lighting, it is currently used as a workshop, making it ideal for DIY enthusiasts, additional storage or potential conversion, subject to the necessary permissions.

Situated within the popular village of Walton-on-Trent, the property is conveniently placed for a range of local amenities, including a public house, Chinese takeaway, recreational facilities and scenic countryside walks. Families will appreciate the nearby primary school, with further schooling available in neighbouring villages and Burton upon Trent. Excellent road links via the A38 and A50 provide easy access to Burton, Derby, Lichfield and beyond, making this an excellent location for commuters.

Combining spacious accommodation, modern improvements and a peaceful village setting, this superb home offers everything needed for comfortable family living.

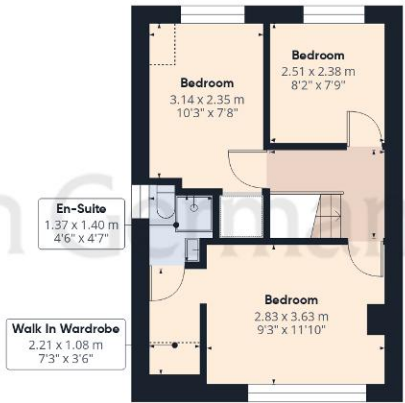
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).  
**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.  
**Property construction:** Traditional      **Parking:** Driveway      **Electricity supply:** Mains  
**Water supply:** Mains      **Sewerage:** Mains      **Heating:** Mains gas  
(Purchasers are advised to satisfy themselves as to their suitability).  
**Broadband type:** ADSL copper wire - 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







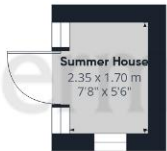
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area<sup>m</sup>

96.9 m<sup>2</sup>  
1044 ft<sup>2</sup>

Reduced headroom

1 m<sup>2</sup>  
11 ft<sup>2</sup>

(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.

GIRAFFE360



## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## 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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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