



9 Church Lane, Caldwell, DE12 6RT



Enjoying a peaceful setting and a secluded elevated position is this attractive double fronted village home, offering beautifully presented interiors, four good sized bedrooms and outside space including a detached double garage and charming cottage style gardens. Nestled within this tranquil National Forest village, this executive detached family home has been remodelled over time to create a family dining kitchen with breakfast room/playroom, being ideal for modern day family life. The central reception hall opens into a spacious lounge with wood burning stove, a useful home office and the dining kitchen and breakfast room, as well as having a cloakroom to the ground floor. The first floor landing leads into the four bedrooms (two of which has fitted wardrobes) and the family bathroom, with an en suite shower room also servicing the master bedroom. Outside, the property lies at a secluded elevated position enjoying a pleasant view down the cul de sac towards surrounding countryside. Gated parking extends to the side aspect, there is a detached double garage set to the rear of the property and a charming

cottage style garden is planted with a variety of shrubs and flowers, also having idyllic views towards the historic chapel bell tower.

The tranquil South Derbyshire village of Caldwell is nestled within the National Forest, being a delightfully peaceful community ideal for anyone looking to enjoy the picturesque surrounding countryside. Local amenities can be found just 5 minutes away is Rosliston, where there is a Co-op, a village hall and a pub, as well as a highly regarded primary school which can be reached within a 15 minute walk across the Forestry woodland. More comprehensive amenities can be found in the market town of Burton on Trent, where there are gyms, golf and health clubs, supermarkets, shopping centres and a cinema. Rail stations in Burton and Lichfield give direct links the Birmingham and London, the village is ideally placed for commuter routes including the A38 and M42, and the International airports of Birmingham and East Midlands can each be reached within an easy drive.

- Executive Detached Family Home
- Remodelled & Beautifully Presented
- Tranquil National Forest Village Location
- Spacious Lounge with Wood Burner
- Family Dining Kitchen with Breakfast Room
- Study & Cloakroom
- Porch & Reception Hall
- Four Good Sized Bedrooms
- Master En Suite & Family Bathroom
- Delightful Cottage Style Garden with Chapel Tower Views
- Gated Parking & Detached Double Garage
- Mains Gas Central Heating & Double Glazed Windows
- Peaceful Cul de Sac Setting
- Well Placed for Local Amenities & Commuter Routes

Steps rise through the fore gardens, leading to a



recessed Porch with quarry tiled flooring and fitted storage. The front door opens into:

Reception Hall 5.32 x 1.8m (approx. 17'5 x 5'10)

A spacious welcome to this immaculate family home, having stairs rising to the first floor with storage beneath, wood finish flooring which extends throughout much of the ground floor, and doors opening into:

Study 3.43 x 2.23m (approx. 11'2 x 7'3)

A useful home office having a window to the front

Lounge 4.73 x 4.532m (approx. 15'6 x 14'10)

Facing the rear of the property, this well presented reception room has a window overlooking the garden and a wood burning stove set to granite hearth with ornate carved mantelpiece



Open Plan Dining Kitchen 5.32 x 3.08m (approx. 17'5 x 10'1)

Remodelled to create an open plan family space, the Kitchen is fitted with a range of contrasting wall and base units with solid wood work surfaces over, housing an inset ceramic sink. There is an integrated oven with hob over a well as space for a washing machine, a window from the Dining Area enjoys a

pleasant outlook to the front and a door opens Out to the side onto the driveway. Opening through to:

Breakfast Room 3.04 x 2.95m (approx. 9'11 x 9'8)

An extension to the kitchen having a fitted breakfast bar, additional units matching those of the kitchen and space for an American fridge freezer.,



French doors open out to the rear garden

Cloakroom

Fitted with wash basin and WC and having a window to the side and a heated towel rail

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		





Stairs rise to the **First Floor Landing**, having a window to the side at the half landing, loft access point and doors leading into:

Master Bedroom 4.8 x 3.85m (approx. 15'9" x 12'7")
A spacious principal bedroom having a range of fitted wardrobes and bedroom storage, a window to the rear and private use of:

En Suite 2.22 x 1.6m (approx. 7'3" x 5'3")
Comprising wash basin set to vanity unit, WC and corner shower, having a heated towel rail, a window to the side and tiled walls

Bedroom Two 3.94 x 3.16m (approx. 12'10" x 10'4")
Another generous double room, having a window to the rear



Bedroom Three 3.5 x 2.75m (approx. 11'5" x 9'0")
A third double room having a window to the front and fitted wardrobes

Bedroom Four 3.54 x 2.45m (approx. 11'7" x 8'0")
Having a window to the front aspect

Family Bathroom 2.64 x 1.98m (approx. 8'8" x 6'6")
Fitted with a white suite having wash basin set to vanity unit, WC and bathtub with shower unit over, with tiled walls, a window to the front and a heated towel rail







Outside

The property is set back from the Church Lane at an elevated position, enjoying a pleasant outlook towards countryside to the end of the cul de sac. A tarmac driveway to the side of the property rises provides parking, as well as having gated access leading to the rear aspect where there is a **Detached Double Garage**, having power, lighting and twin up and over entrance doors.

Rear Garden

Enjoying a good degree of privacy and views towards the historic chapel bell tower, the rear garden is laid to paved seating areas, a shaped lawn and raised flower beds, as well as having a charming water feature to one side. The greenhouse is included in the sale, and there is exterior lighting and a water point



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