



Silsden, 10 Coton Road, Walton on Trent, DE12 8NL



Offering superb potential to extend and renovate as required is Silsden, traditional detached bungalow set within a good sized plot in the sought after village of Walton on Trent. Offering accommodation in need of modernisation, the interiors have received basic upgrades to include a refitted kitchen and refitted bathroom, allowing for the next purchaser to occupy the property whilst any further work is carried out. The interiors comprise porch, reception hall, spacious lounge, kitchen, dining room, two double bedrooms and bathroom. A generous frontage provides ample parking and access to the detached single garage and there is the potential to extend the property to the rear if desired. The property has recently received a complete rewire and is serviced by double glazing and mains gas central heating.

Walton on Trent is a desirable rural village home to facilities including a beautiful Church, popular pub and restaurant and a

cricket club. Also within the village is a Church of England Primary school which feeds into John Taylor High School in Barton under Needwood, both of which maintain Ofsted 'Outstanding' reputation. The local village of Barton provides further everyday amenities including a doctors' surgery, chemist, post office a range of pubs and shops, with the popular Barton Marina offering scenic walks around the lakes as well as boutique shops, a cinema and the Waterfront pub and restaurant. For further leisure pursuits, within walking distance is the newly opened Tuckleholme Nature Reserve and the nearby Rosliston Forestry Centre offers activities including walking, cycling and activities including falconry, archery and fishing. The location is ideally placed for commuters, having the A38, A50 and M6 Toll close by and rail links from Lichfield giving direct access to Birmingham and London (in 80 minutes). East Midlands and Birmingham international airports are also both within a 40 minute drive.



- Traditional Detached Bungalow
- Superb Potential to Extend/Update
- Peaceful Elevated Position
- Popular Derbyshire Village
- Two Reception Rooms
- Refitted Kitchen
- Two Double Bedrooms
- Refitted Bathroom
- Generous Garden Plot
- Detached Garage & Ample Parking
- John Taylor School Catchment
- Well Placed for Commuter Routes

Double doors open from the front aspect to a Porch which in turn leads into:

Reception Hall 4.27 x 1.36m (approx 14'0 x 4'5)
With doors to a fitted airing cupboard and into:

Sitting Room 4.58 x 4.38m (approx 15'0 x 14'4)
A generous reception room having bay window to the front and a fireplace with an open chimney provides potential for an open fire or wood burner. Alternatively, the existing gas supply could be reinstated

Kitchen 3.85 x 2.99m (approx 12'7 x 9'9)

A newly refitted kitchen comprising a range of wall and base units with wood effect worktops over, housing inset sink with side drainer, spaces for a fridge freezer and washing machine and integral appliances including dishwasher, double oven and an induction hob with extractor above. There is space for a table and chairs and the kitchen has tiled flooring and a window to the side. Opening into:

Dining Room 3.99 x 2.26m (approx 13'1 x 7'4)

Currently used as the primary entrance, this space is ideal for conversion into a formal dining room or to be incorporated in an extension. Having door to the side and window to the rear (please note the electrics in this room are currently disconnected)



Doors off the **Reception Hall** give access into:

Master Bedroom 4.56 x 3.64m (approx 14'11 x 11'11)

A spacious double room having a bay window to the front aspect and fitted wardrobes

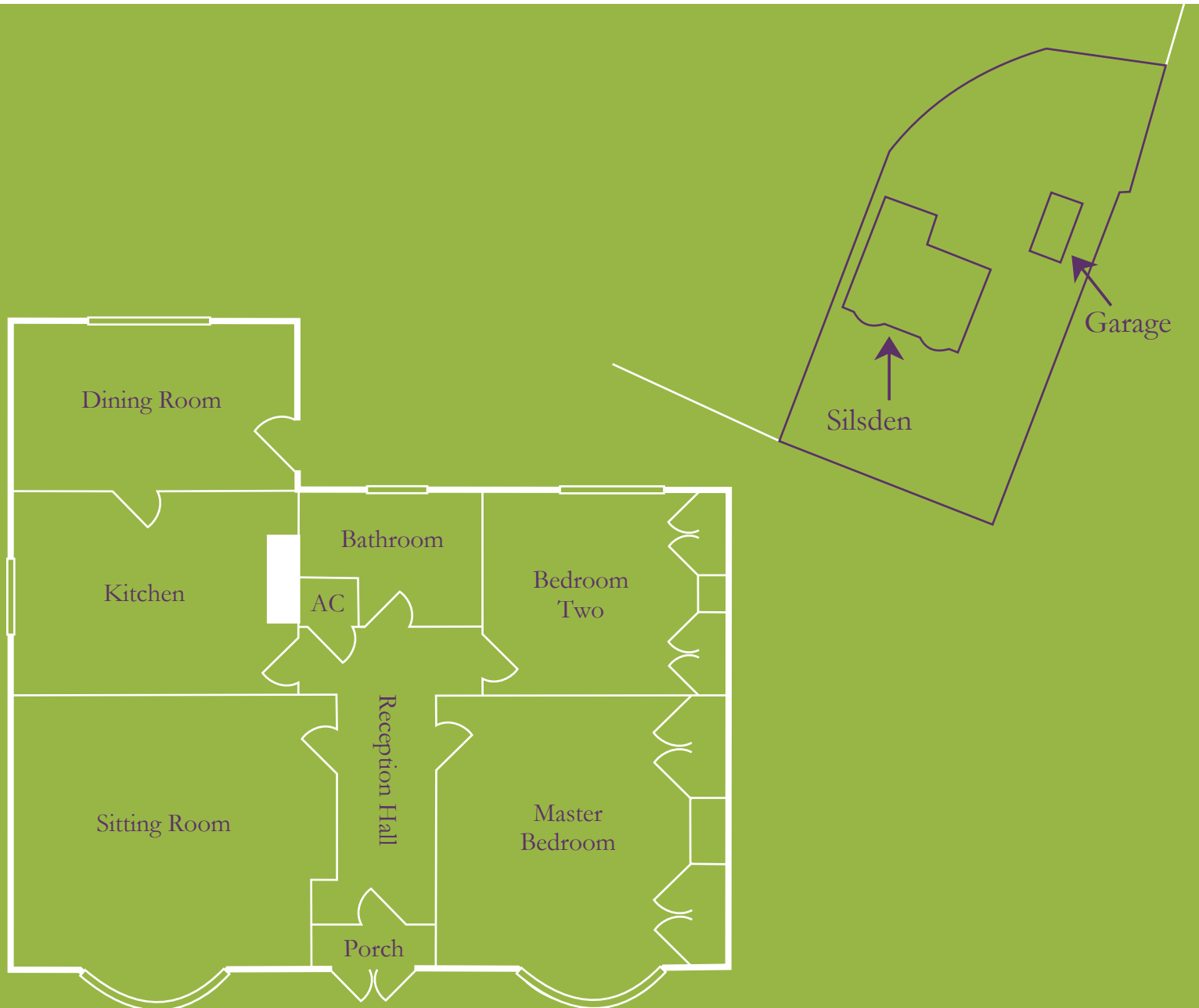
Bedroom Two 3.24 x 3.02m (approx 10'7 x 9'10)

Another double room having fitted wardrobes and a window to the rear

Refitted Bathroom 2.25 x 1.96m (approx 7'4 x 6'5)

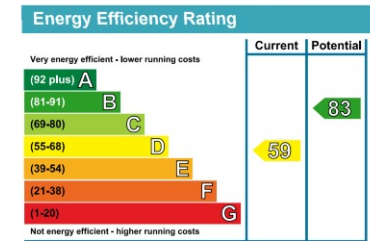
Comprising a modern suite fitted with pedestal wash basin, low level WC and bathtub with shower unit over, with half tiling to the walls, tiled flooring, a heated towel rail and an obscured window to the rear





Outside & Gardens

Silsden lies at an elevated position back from Coton Road with a generous driveway providing plenty of parking to the front aspect. Well tended fore gardens and laid to lawns and mature foliage and provide the potential to create parking to the front aspect if desired. To the rear is a **Detached Single Garage** and there are good sized rear gardens laid to lawns and mature foliage benefiting from views towards the village church spire



General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.