



40 Bells End Road, Walton on Trent, DE12 8NF



Offered with no upward chain is this modern semi detached family home benefitting from a generous rear garden, three good sized bedrooms and an 'Outstanding' school catchment area. Set in the rural village of Walton on Trent, this well presented home has recently received a new roof and offers an ideal first time buy or investment property, with a large plot offering ample scope to extend (STPP). The interiors comprise briefly entrance hall, spacious living and dining room, conservatory and kitchen to the ground floor, with three good sized bedrooms and a family bathroom to the first floor. The plot extends to a generous size and is laid to a large driveway with parking for a number of vehicles and enclosed rear gardens housing two useful outbuildings offer ample scope to landscape as desired. The property benefits from an attractive outlook towards countryside from the first floor and is serviced by mains has central heating and full double glazing.

Walton on Trent is a desirable rural village home to facilities including a beautiful Church, a 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 an Ofsted 'Outstanding' reputation. The local village of Barton also provides further everyday amenities including a doctors' surgery, chemist, post office a range of pubs and shops. For further leisure pursuits, within walking distance is the newly opened Tuckleholme Nature Reserve and the nearby Rosliston Forestry Centre offers activities including falconry, archery and fishing. The location is ideal for commuters, having the A38, A50 and M6 Toll close by and rail links from Lichfield giving direct access to Birmingham and London. East Midlands and Birmingham international airports are both within a 40 minute drive.

- Semi Detached Family Home
- Modern Interiors & Recent New Roof
- Superb Scope to Extend (STPP)
- Living & Dining Room
- Reception Hall & Conservatory
- Modern Kitchen
- Three Good Sized Bedrooms
- Family Bathroom
- Ample Parking
- Generous Rear Gardens
- Desirable Village Location
- Rural Outlook to Front
- Outstanding School Catchment

The front door opens into:

Entrance Hall

Stairs rise to the first floor landing and the hall has tiled flooring and doors opening into:

Living & Dining Room 6.14 x 3.38m (approx 20'1 x 11'1)

A spacious reception room having bay window to the front aspect, laminate flooring and a

brickwork fireplace recess. Sliding doors open into:

Conservatory 3.39 x 3.03m (approx. 11'1 x 9'11)
With laminate flooring, a door out to the exterior and windows overlooking the gardens

Kitchen 4.29 x 2.77m (approx 14'0 x 9'0)
Fitted with a range of wall and base units having complementary worktops over, housing inset sink with side drainer, spaces for a washing machine and fridge freezer and a recess housing a Flavel Milano range cooker. Double doors open out to the rear garden, tiled flooring extends throughout and the wall mounted combi boiler is housed in here





Stairs rise to the **First Floor Landing** where there is a window to the front aspect, loft access point and doors opening into:

Master Bedroom 3.25 x 3.11m (approx 10'8 x 10'2)
A spacious double room having window to the rear

Bedroom Two 4.09, 2.44 x 3.09m (approx. 13'5, 7'11 x 10'1)
With a window to the rear

Bedroom Three 2.8 x 2.77, 2.19m (approx. 9'2 x 9'0, 7'2)
Having a window to the front aspect



Bathroom 2.37 x 1.44m (approx. 2.37 x 1.44m (approx. 7'8 x 4'8)
A white suite comprises pedestal wash basin, WC and bathtub with shower unit over, with tiled walls, tiled flooring, an obscured window to the side and a heated towel rail

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Energy Efficiency Rating (EPC)			Environmental Impact (CO ₂) Rating (EPC)		
Band			Band		
Score			Score		
75	77		7.3	7.4	
England & Wales			England & Wales		





Outside

The property is set to the top of the village on Bells End Lane, having a generous gravel driveway to the front providing parking for a number of vehicles. There is gated access leading into the:

Rear Gardens

Enjoying a sunny westerly aspect, the rear garden extends to a generous size, presenting plenty of scope to landscape or to extend the property (STPP). To the side aspect there are two useful brick outbuildings and the rear garden is safely enclosed and features an exterior water point and lighting



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.