



58 Main Street, Walton on Trent, DE12 8LZ



Enjoying a picturesque setting with idyllic rural and riverside views is this executive detached village home, benefitting from spacious and well proportioned family interiors, four double bedrooms and a beautiful garden plot. Offering superb scope to remodel and upgrade to suit the next owners, this well presented home lies within the desirable Derbyshire village of Walton on Trent and benefits from a much sought after Ofsted 'Outstanding' school catchment. The interiors comprise briefly reception hall, family room, lounge, dining room, modernised breakfast kitchen with quality integral appliances, utility room and

cloakroom to the ground floor, with four double bedrooms serviced by a master en suite and family bathroom to the first floor. To the front there is ample parking and access into a double garage and a useful workshop provides the ideal space for conversion into a home office. The established rear gardens are a real feature of this home, extending to a generous size and enjoying much privacy and a beautiful outlook over the river Trent and fields beyond. The property also benefits from mooring and fishing rights to the river and is serviced by mains gas central heating.

Walton on Trent is a desirable rural village

home to facilities including a beautiful Church, a popular pub and restaurant and a cricket club, with the renowned Barton Marina set just two miles from the village offering a Butchers, boutique shops, restaurants and peaceful walks around the lakes. 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, and there are also a range of excellent independent school nearby including Smallwood Manor, Formarke Hall, Repton and Lichfield Cathedral School. 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 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 mins). East Midlands and Birmingham international airports are both within a 40 minute drive.



- Executive Detached Family Home
- Idyllic Setting with Views to Rear
- 'Outstanding' School Catchment
- Private Fishing and Mooring Rights
- Three Spacious Reception Rooms
- Modern Breakfast Kitchen with Integral Appliances
- Reception Hall, Utility & Cloakroom
- Four Double Bedrooms
- Master En Suite & Bathroom
- Beautiful Established Gardens
- Idyllic Views over River & Countryside Beyond
- Double Garage & Ample Parking
- Workshop ideal as Home Office
- Well Placed for Amenities, Commuter Routes & Rail Travel

#### Reception Hall

The front door opens into this spacious central hallway, having stairs rising to the first floor and doors opening into:

**Family Room** 5.12 x 2.76m (approx. 16'9 x 9'0)  
An ideal sitting room or home office, having windows to two sides

**Lounge** 7.22 x 3.76m (approx. 23'8 x 12'4)  
A impressive reception room having an electric fireplace and sliding doors with panels extending across the rear enjoying idyllic views down the

garden and towards the river and fields beyond.  
Opening into:

**Dining Room** 3.49 x 3.14m (approx. 11'5 x 10'3)  
With a window to the rear aspect enjoying views and a door into:

**Kitchen** 4.4 x 2.47m (approx. 14'5 x 8'1)  
The kitchen has been refitted in recent years to a superb standard and features a range of gloss wall and base units with quartz worktops over, housing an inset sink with side drainer and a breakfast bar with space for stools below to one side. There are integral appliances including a fridge, freezer and wine fridge and the kitchen cupboard have been tailored to provide additional storage space via pan drawers, extendable corner cupboards and a refuse cupboard. There is a window to the front aspect and an opening leads into:

**Utility** 5.43 x 1.51m (approx. 17'9 x 4'11)  
Serving as a working extension to the kitchen, there are further units fitted and quartz worktops housing AEG appliances including an oven, combination microwave/oven and gas hob with extractor above. A door opens to the front and the utility is fitted with further wall and base units housing a sink, a Boch dishwasher and Bosch washing machine. There is a window to the rear overlooking the gardens

**Cloakroom**  
Fitted with wash basin and WC and having an obscured window to the side and useful storage space for coats and shoes





Stairs rise to the first floor **Landing** where there is a double **Airing Cupboard** housing storage, the hot water cylinder and the wall mounted Worcester boiler. There is access via a drop down ladder to the loftspace and doors open into:

**Master Bedroom** 5.5 x 3.78m (approx 16'6 x 12'4)  
A spacious principal bedroom having window to the front aspect enjoying a pleasant and secluded outlook, a range of fitted wardrobes and further fitted storage. With private use of:

**En Suite** 1.98 x 1.66m (approx.  
Comprising a white suite having pedestal wash basin, WC and corner shower, with tiled walls and an obscured window to the front

**Bedroom Two** 3.76 x 3.49m (approx. 12'4 x 11'5)  
Having a window to the rear enjoying garden and river views, fitted wardrobes and fitted diskpace and storage

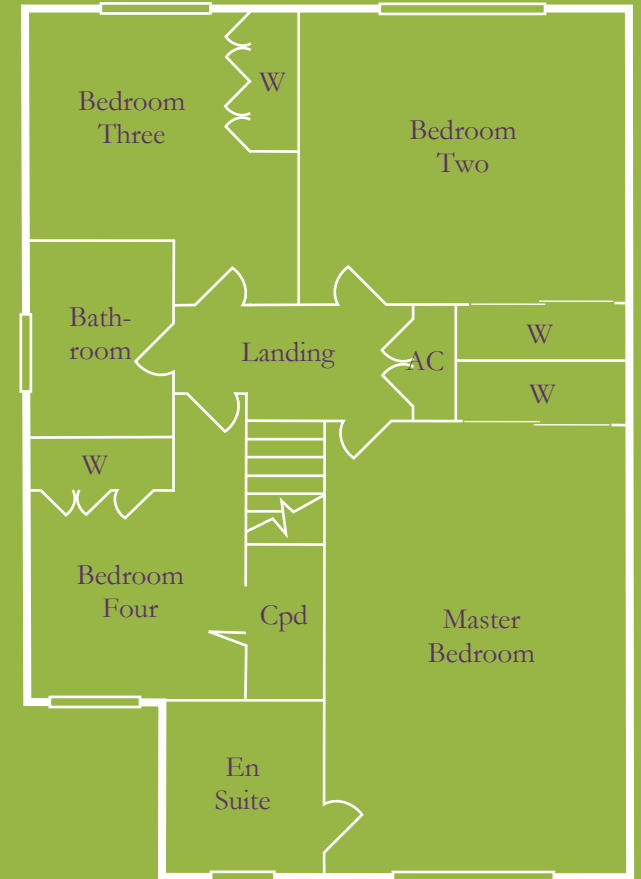
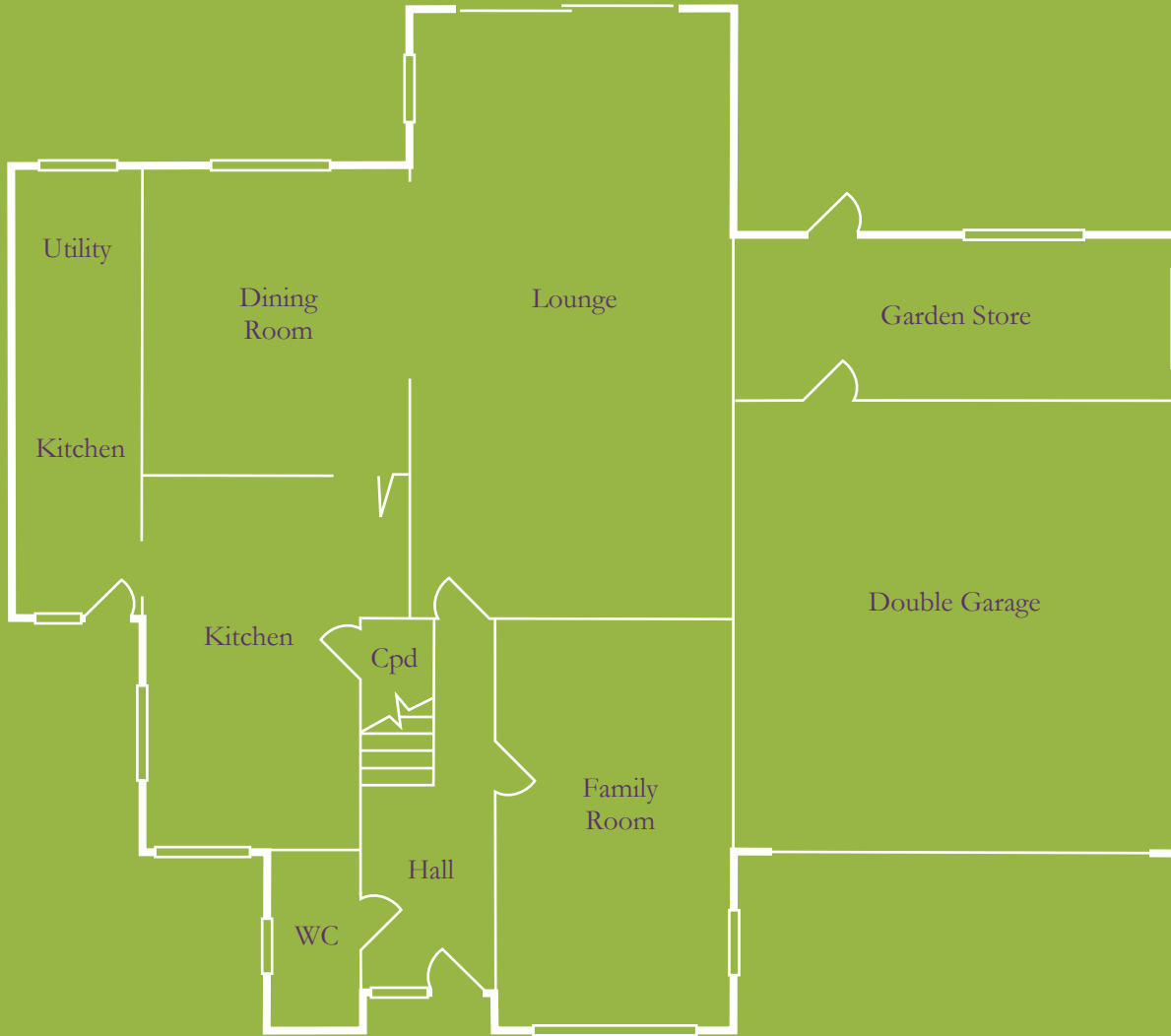
**Bedroom Three** 3.5 x 2.6m (approx. 11'5 x 8'6)  
With fitted wardrobes, a fitted desk and a window to the rear enjoying views over the garden

**Bedroom Four** 2.92 x 2.48m (approx. 9'7 x 8'1)  
Another double room having a window to the front and a range of fitted wardrobes

**Bathroom** 2.22 x 1.55m (approx. 7'3 x 5'0)  
Comprising a modern suite having pedestal wash basin, WC and bathtub with shower attachment and electric shower unit over, with tiled flooring, tiled walls, a chrome heated towel rail and an obscured window to the side









**Outside**

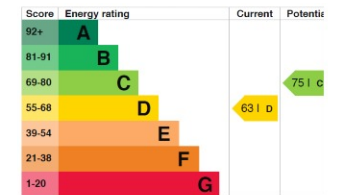
The property is set back from the lane beyond a tarmac driveway providing ample parking and turning space. There is a well tended gardens to the front laid to boxed hedging and the driveway gives access into:

**Double Garage** 5.14 x 5.1m (approx. 16'10 x 16'8)  
 Having electric remote controlled entrance door, power and lighting. A door opens into:

**Workshop** 5.14 x 1.92m (approx. 16'10 x 6'3)  
 With power, lighting a window to the side and door out to the rear gardens. This space is ideal as a garden store or workshop, or for conversion into a home office or garden room

**Stunning Gardens**

Extending to a generous size and enjoying much privacy to all sides, the rear gardens are laid to a paved terrace, established lawns edged with stocked borders and mature trees. The garden is walled to both sides, one of which is a character wall belonging to the historic neighbouring property, and the terrace provides a beautiful and peaceful place for outdoor entertaining whilst enjoying idyllic views over the gardens and down the river. There is exterior lighting and a water point, a timber garden shed is included in the sale and there is gated access to both sides of the garden leading to the front



**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.