



**Marldon Mount**, 7 Coton Road, Walton on Trent, DE12 8NL



Set in a secluded elevated position with pleasant rural views is this traditional detached village home, benefitting from fully refurbished and remodelled interiors, three bedrooms and a generous garden plot. Having undergone a thorough renovation in 2017, Marldon Mount has received upgrades to include a full rewire, new central heating system and remodelling to create an open plan dining kitchen, as well as the fitting of an en suite and landscaping of the rear garden in 2020. The interiors comprise reception hall with original features, spacious lounge, open plan dining kitchen, rear hall, utility and cloakroom to the ground floor, with three bedrooms to the first floor serviced by a master en suite and family bathroom. Outside, a block paved driveway provides parking for a number of vehicles and there are low maintenance gardens laid with premium artificial 'LazyLawn' to the rear enjoying much privacy and offering potential to extend (STPP). The property is serviced by mains gas 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 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 and more comprehensive facilities can be found along the A38 in Burton on Trent. 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, falconry 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 East Midlands and Birmingham international airports are both within a 40 minute

- Traditional Detached Family Home
- Recently Renovated including Wiring, Central Heating System & Internal Refit
- Popular Village Location
- Open Plan Dining Kitchen
- Spacious Lounge
- Utility & Cloakroom
- Three Bedrooms
- Refitted En Suite & Bathroom
- Private Landscaped Garden
- Parking for a Number of Vehicles
- Mains Gas CH & Double Glazed
- 'Outstanding' School Catchment
- Well Placed for Amenities, Commuter Routes & Rail Travel

#### Reception Hall

The front door opens into this spacious hallway, having staircase with traditional panelling rising to the first floor, window to the side and character oak flooring. Doors open into:

**Lounge** 4.41 x 4.29m (approx 14'6 x 14'1)

A spacious reception room having bay window to

the front aspect and a fireplace with open chimney ideal for the installation of a working fireplace, currently housing space for an electric fire. Opening into:

**Open Plan Dining Kitchen** 6.21 x 3.96m (approx 20'4 x 13'0)

A beautifully remodelled and refitted space ideal to suit modern day family life. The **Kitchen** comprises a range of wall and base units housing spaces for an American fridge freezer and range cooker. A central island unit houses an inset sink with double drainer, integral dishwasher and wine fridge, with the quartz worktop extending to one side to create a breakfast bar. Sliding doors open out to the rear gardens and wood effect tiled flooring extends into the **Dining Area** where there is fitted storage and a window to the side. Doors open into both the **Reception Hall** and:

#### Rear Hall

A door from the **Dining Area** opens into this useful hallway, having access out to the gardens and leading into the **Cloakroom WC** and **Utility** space where there is space for a washing machine





Stairs rise to the **First Floor Landing** where there is a window to the side aspect and doors opening into:

**Master Bedroom** 4.43 x 4.15m (approx 14'6 x 13'7) – max  
A spacious bedroom currently housing a super king bed, having traditional bay window to the

front enjoying a pleasant semi-rural outlook and private use of:

**En Suite** 2.23 x 1.3m (approx 7'3 x 4'3)  
Refitted in 2020, this brand new en suite comprises wash basin set to vanity unit, WC and double cubicle with electric shower, with tiled flooring, half tiling to walls, chrome heated towel



rail and an obscured window

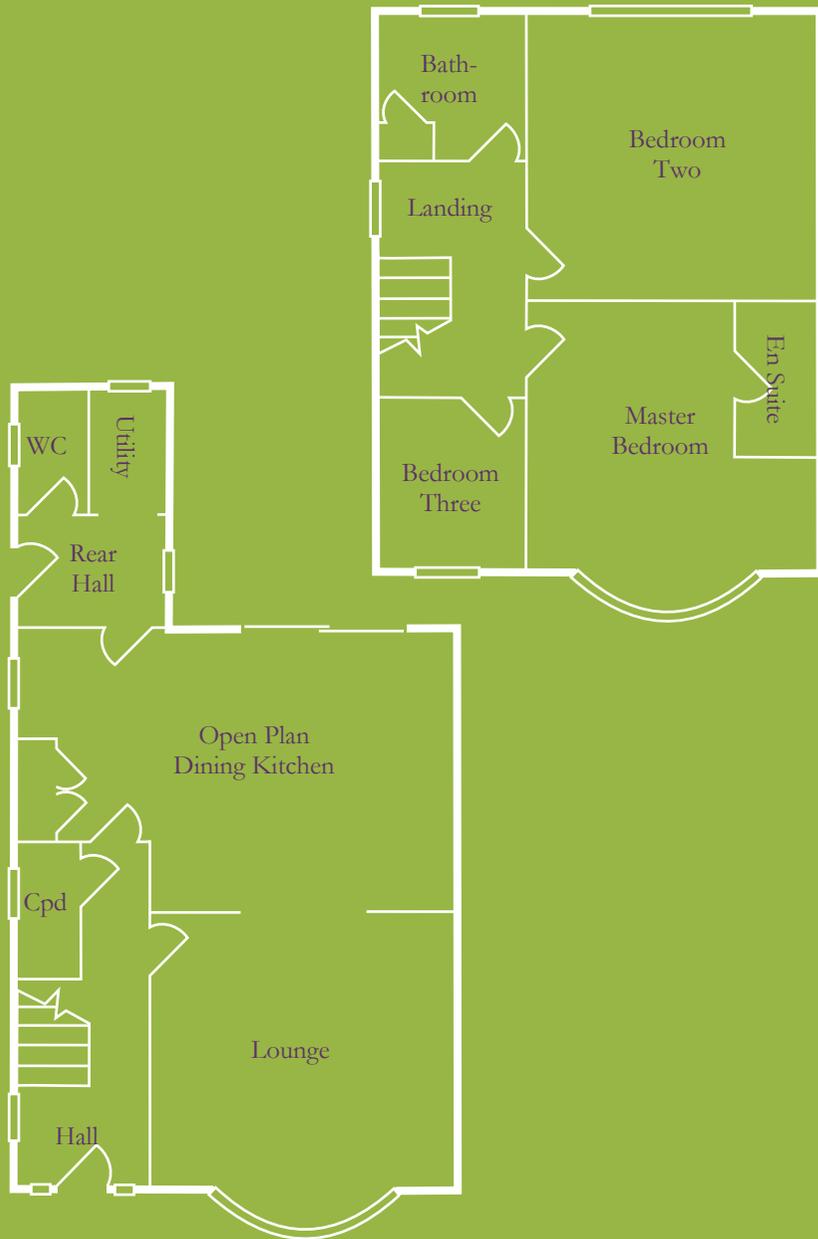
**Bedroom Two** 4.14 x 3.94m (approx 13'7 x 12'11)  
Another spacious double bedroom having window to the rear aspect

**Bedroom Three** 2.43 x 2.34m (approx 8'0 x 7'8)  
Having window to the front

**Luxury Bathroom** 2.34 x 2.06m (approx 7'8 x 6'9)

The bathroom has been refitted with a traditional suite comprising pedestal wash basin, WC and roll top bathtub with shower unit over, with Minton style tiled flooring, tiled splash backs, an obscured window, chrome heated towel rail and fitted storage





### Outside

Marldon Mount lies on a private cul de sac servicing just a handful of properties in a secluded elevated position. The lane rises to a generous block paved driveway where there is parking for a number of vehicles, with mature foliage provides privacy to the front. Steps rise to the front door and there is access to the side leading to the rear

### Landscaped Garden

The rear garden extends to a generous size and is laid to a deck, a sunken paved terrace with pergola over, sleeper-edged borders and recently replaced premium 'LazyLawn' artificial turf. There is a high degree of privacy to all sides, gated access leads to the front aspect and there is exterior lighting and a water point

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

**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.