



1 Mewies Close, off Main Street, Walton on Trent, DE13 8LZ



Set on a secluded cul de sac in the popular village of Walton on Trent is this attractive detached home, benefitting from recently upgraded interiors, three bedrooms and private gardens with a pleasant rural outlook to the rear. Having received a refitted dining kitchen and landscaping to the outside space, this well presented detached home enjoys a tranquil position in this desirable village and lies within a highly regarded Ofsted 'Outstanding' rated school catchment area. The interiors comprise briefly reception hall, sitting room with feature fireplace, dining kitchen and conservatory to the ground floor, with three bedrooms and a modern family bathroom to the first floor. Outside, there is parking to the front aspect as well as a detached garage to the side, and a well tended garden is laid to the rear enjoying privacy and an open outlook over fields.

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 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 also both within a 40 minute drive.

- Detached Family Home
- Secluded Cul de Sac Location
- Recently Upgraded & Modernised
- Spacious Sitting Room
- Conservatory & Reception Hall
- Refitted Dining Kitchen
- Three Bedrooms (Two Doubles)
- Modern Family Bathroom
- Rear Garden with Rural Outlook to Rear
- Single Garage & Ample Parking
- 'Outstanding' School Catchment
- Well Placed for Amenities, Commuter Routes & Rail Travel

#### Entrance Hall

Stairs rise to the first floor and there is a window to the side, fitted under stairs storage cupboard and doors into the **Dining Kitchen** and:

#### Sitting Room 4.4 x 3.46m (approx 14'5 x 11'4)

A spacious reception room having box bay window to the front aspect and traditional exposed brickwork fireplace housing a remote controlled wood burner effect gas fire. The

window to the front enjoys an open outlook over mature greenery and towards the village Church

#### Dining Kitchen 5.36 x 3.71m (approx 17'1 x 12'1)

Having been refitted by the current vendor to an excellent standard, the modern country kitchen is a superb family space offering versatile living and dining areas. The kitchen comprises a range of wall and base units with wood effect worktops over, housing a ceramic inset sink with side drainer, a Rangemaster cooker with gas hob and extractor above and integral appliances including fridge, freezer, dishwasher and washing machine. There is a window to the rear aspect and the kitchen has ample space for a dining table and chairs. Bifold doors open into:

#### Conservatory 3.17 x 3.02m (approx 10'4 x 9'10)

With windows enjoying a pleasant rural outlook and double doors out to the rear gardens





Stairs rise to the **First Floor Landing**, where there is a window to the side, loft access point and a door to the **Airing Cupboard** housing the Gloworm boiler. Doors open into:

**Master Bedroom** 4.41 x 3.22m (approx 14'5 x 10'6)  
A spacious double bedroom having window to the

rear with a pleasant outlook onto paddock land and a range of Hammonds fitted wardrobes

**Bedroom Two** 3.7 x 2.7m (approx 12'1 x 8'10)  
Another good sized double room having a window to the front with views towards the village church

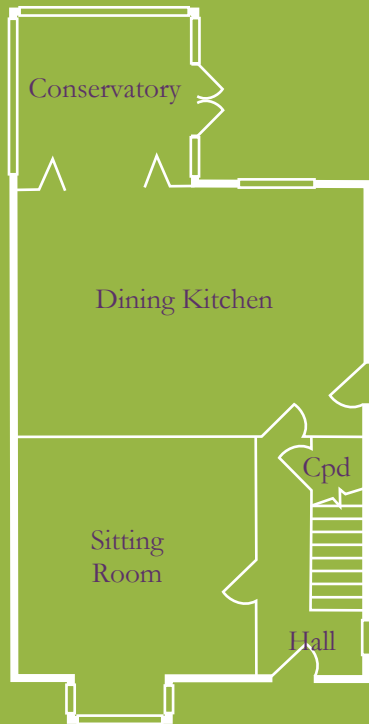
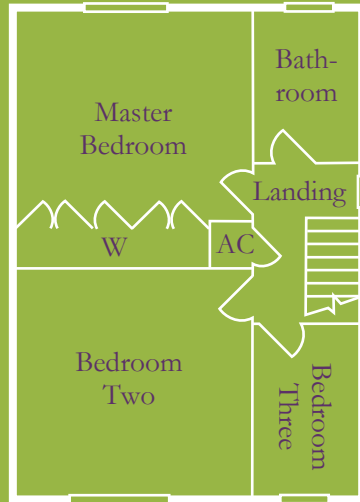


**Bedroom Three** 2.64 x 2.54m (approx 8'8 x 8'3)  
With a window to the front enjoying a pleasant outlook

**Modern Family Bathroom** 2.56 x 2.04m (approx 8'6 x 6'8)  
Fitted with a modern suite having pedestal wash

basin, WC, bathtub and corner shower cubicle, with tiled flooring, half tiling to walls, a chrome heated towel rail and an obscured window to the rear



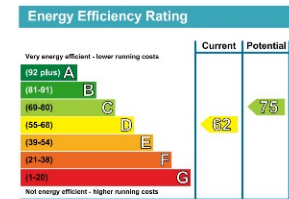


### Outside

A secluded lane leads off Main Street up to the cul de sac of Mewies Close. The property sits to the end of the cul de sac at a peaceful elevated position, having a driveway with ample parking to the front. To the side of the property, a shared driveway leads to the **Detached Single Garage** and there is gated access into the garden. The front aspect enjoys open views towards the village Church

### Rear Garden

To the rear of the property is a paved patio with steps rising to safely enclosed lawns. The garden enjoys a pleasant outlook over paddock land from a railway sleeper edged patio to the top and there is an area for storage to one side



**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.