



10 Burton Road, Coton in the Elms, DE12 8HJ

Offered with the benefit of no upward chain is this charming semi detached cottage, showcasing a wealth of character features, two double bedrooms and a private rear garden. Residing within the centre of this tranquil and desirable South Derbyshire village, this traditional cottage offers an ideal downsize, first time buy or investment, offering plenty of original features including exposed beams, brickwork and fireplaces.

A gable porch to the front leads to the entrance hall, with two reception rooms, a kitchen, rear hall/utility and bathroom set to the ground floor and two well proportioned double bedrooms to the first floor. There is a secluded garden set to the rear aspect enjoying a good degree of privacy, and there is ample on street parking available to the front aspect. The cottage is serviced by mains gas central heating and double glazed windows.

Nestled within scenic South Derbyshire, Coton in the Elms is a delightfully peaceful village providing a much sought after rural lifestyle with easy access to both local commuter routes and the picturesque surrounding countryside. The streets are lined with charming cottages and character homes, with a small brook running through the centre being home to a flock of resident ducks.

Amenities within walking distance of the property include a primary school, traditional pubs, a village hall and church, with additional amenities found in the nearby village of Rosliston where there is a Co-op and the Rosliston Forestry Centre. The town and city centres of Burton on Trent, Lichfield and Tamworth, are all within easy reach where further facilities including shopping centres, restaurants and supermarkets can be found, and the village is ideally placed for nearby commuter routes, having the A38, A50 and A444 all within a short drive. Direct rail links to Derby, Birmingham and London can be found at train stations in Burton on Trent and Lichfield.

- Charming Character Cottage
- Offered with No Upward Chain
- Desirable Village Location
- Character Beams, Brickwork & Fireplaces
- Two Reception Rooms
- Kitchen & Rear Hall/Utility Space
- Ground Floor Bathroom
- Two Superb Double Bedrooms
- Private Rear Garden
- Ideal Downsize/First Time Buy/Investment
- Tranquil South Derbyshire Setting

A charming gable porch to the front has a stable door opening into the **Entrance Hall**, having windows to either side and a further oak door leads into:

Sitting Room 4.05 x 3.2m (approx. 13'3 x 10'6)

A charming and well presented lounge having a window to the front aspect, a wealth of exposed brickwork and beams, and an original fireplace housing a raised open fire. A door opens into:

Dining Room 4.03 x 3.23m (approx. 13'2 x 10'6)

another characterful reception room having stairs rising to the first floor accommodation and a feature inglenook fireplace housing a wood burning stove set to raised quarry tiled hearth. The dining room leads open plan style into:

Kitchen 3.83 x 1.8m (approx. 12'6 x 5'11)

White wall and base units house an inset sink with side drainer, space for a fridge freezer and integrated appliances including electric oven, gas hob and dishwasher. The kitchen has slate tiled flooring, there is a window to the rear aspect and an opening leading into:

Rear Hall

A useful utility space having slate tiled flooring, a door opening out to the rear garden and space for a washing machine





A door from the Rear Hall opens into:

Ground Floor Bathroom 2.23 x 2.0m (approx. 7'4 x 6'6)

A modern suite comprises wash basin set to vanity units providing useful storage, WC and bathtub with shower unit over, with tiled flooring, tiled walls, a heated towel rail and an obscured window to the side

Stairs rise to the **First Floor Landing** where doors open into:

Master Bedroom 4.03 x 3.23m (approx. 13'2 x 10'7)
A double room having windows to the front aspect

Bedroom Two 3.24 x 3.07m (approx. 10'7 x 10'0)
Another double room having a window to the rear and a fitted cupboard



Outside

The cottage is set back from the lane beyond a low maintenance, walled courtyard frontage. To the rear aspect is a secluded walled and fenced garden laid to paving and artificial lawns, with a summer house as separate negotiation. The cottage benefits from a Right of Way over the neighbour's drive to allow for access to the rear garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 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.

