



New Build Bungalow, Coton Road, Walton on Trent, DE12 8NL





Nestled within a west facing garden plot within the exclusive and private Hillside is this detached new build bungalow offered with the benefit of no upward chain. The bungalow resides in the heart of Walton on Trent within idyllic and secluded gardens enjoying plenty of privacy, with a sweeping driveway leading to parking and a single garage.

Beautifully designed living accommodation extends to the rear of the bungalow where bifold doors open out to the garden. There is a central reception hall leading to the dining kitchen which is fitted with integrated appliances, and the spacious lounge features a wood burning stove. Two double bedrooms set to the front of the property are serviced by a family bathroom and master en suite. Subject to build stage, the developer is also offering the option to tailor the interior finishes and layout to suit disability requirements.

The desirable South Derbyshire village of Walton on Trent is positioned on the scenic banks of the River Trent, being home to facilities including a historic Church, a popular gastro pub and restaurant, a Village Hall and a cricket club. A paradise for nature lovers, this rural village offers countryside and riverside walks from the property's doorstep, whilst being within convenient reach of surrounding amenities and commuter routes.

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.

**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 individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

**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.



- 2025 New Build Detached Bungalow
- Private Development in Village Centre
- Option to Specify Finish
- Central Reception Hall
- Lounge & Dining Kitchen
- Two Double Bedrooms
- En Suite & Bathroom
- Single Garage & Parking
- Secluded South-West Facing Gardens
- Mains Drainage, Mains Gas Central Heating & Double Glazed Windows
- Ideal Downsize/Single Level Living
- Desirable Derbyshire Village Location

**Reception Hall**

- Lounge** 5.49 x 3.3m (approx. 18'0 x 10'9)
- Kitchen** 3.5 x 3.3m (approx. 11'5 x 10'9)
- Master Bedroom** 3.5 x 3.2m (approx. 11'1 x 10'2)
- En Suite**
- Bedroom Two** 3.4 x 3.1m (approx. 11'5 x 10'5)
- Bathroom**
- Garage** 5.4 x 3.2m (approx. 17'8 x 10'5)

**NB: Measurements** have been taken from architect drawings and are subject to the final build. **Finishes** can be specified subject to the build stage. **Completion** is anticipated by Autumn 2025. **Images shown** are of previous builds and are an example of finish only

