



19 Church Street, Coton in the Elms, DE12 8EZ



Enjoying a desirable South Derbyshire village setting and the benefit of no upward chain is this detached family home, benefitting from spacious and versatile interiors, four good sized bedrooms and a secluded corner plot garden. Presenting versatile interiors ideal to suit a growing family also needing space to work from home, extended accommodation is a set over two floors offering the option of both ground and first floor bedrooms, as well as an ideal first floor home office. To the ground floor, a reception hall, two reception rooms, a kitchen and a utility provide plenty of flexible living space, with three good sized bedrooms

and a family bathroom also on this level. A first floor master suite benefits from a private en suite bathroom and walk in wardrobe, with the landing also leading to a fabulous playroom, games room or study and useful walk in loft storage. Outside, the property is set at an elevated position having parking to the front aspect. There is access into the garage, and a secluded garden extends to the side and rear aspects. The property 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.



- Detached Family Home in Popular Village
- Generously Extended Interiors
- Offered with No Upward Chain
- Two Spacious Reception Rooms
- Kitchen & Utility
- Porch & Reception Hall
- Ground Floor Bathroom
- Four Good Sized Bedrooms
- Master En Suite Bathroom & Walk in Wardrobe
- Garage & Ample Parking
- Secluded Rear Garden
- Desirable Village Setting
- Walking Distance to Amenities
- Well Placed for Commuter Routes & Local Amenities





The front door opens into a useful porch, having tiled flooring and a door into:

**Reception Hall** 4.92 x 1.3m (approx. 16'1 x 4'2)  
An attractive welcome to this family home, having parquet flooring and doors opening into:

**Lounge** 6.0 x 4.0m (approx. 20'0 x 13'2) – max  
A spacious dual aspect reception room having a window to the front, double doors opening out to the rear and parquet flooring. There is a character fireplace with space for an electric fire, and a door opens into:

**Kitchen** 5.18 x 2.4m (approx. 16'11 x 7'10)  
Fitted with wall and base units housing an inset sink with side drainer and integrated appliances including dishwasher and fridge, with a recess housing a range cooker. There is a window to the front, stairs rise to the first floor accommodation and the kitchen has tiled flooring which extends into:

**Dining Room** 3.94 x 2.4m (approx. 12'11 x 7'10)  
With a double doors opening out to the rear garden and a courtesy door into the garage

**Utility** 2.6 x 1.5m (approx. 8'6 x 4'11)  
Fitted with base units housing an inset sink and spaces for a washing machine, with a window to the rear and tiled flooring



Stairs rise to the **First Floor Landing**, having a window to the front aspect and doors opening into:

**Master Bedroom** 5.18 x 3.74m (approx. 17'0 x 12'3)  
A good sized double room having a dormer window to the front and private use of a **Walk in Wardrobe** and:

**En Suite Bathroom** 2.95 x 2.3m (approx. 9'8 x 7'6)  
Fitted with a modern suite having fitted wash basin, WC, double ended bathtub and corner shower, with tiled flooring, tiled splash backs, a heated towel rail and an obscured window to the rear

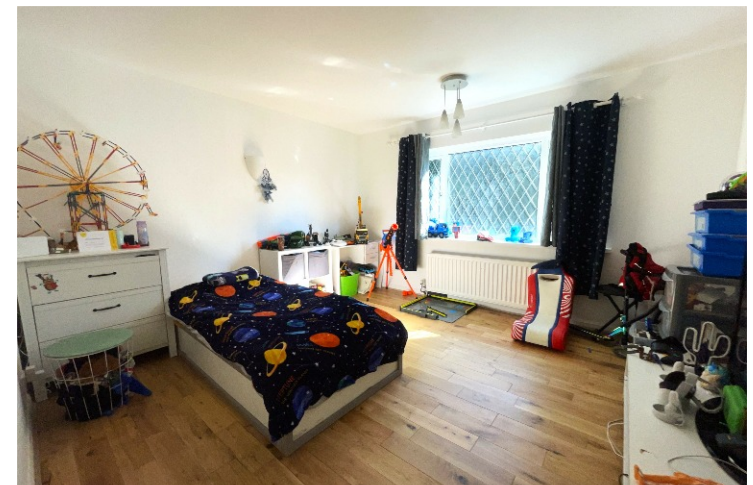
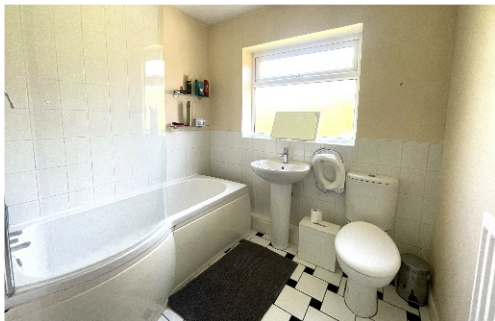
Doors from the ground floor **Reception Hall** open into:

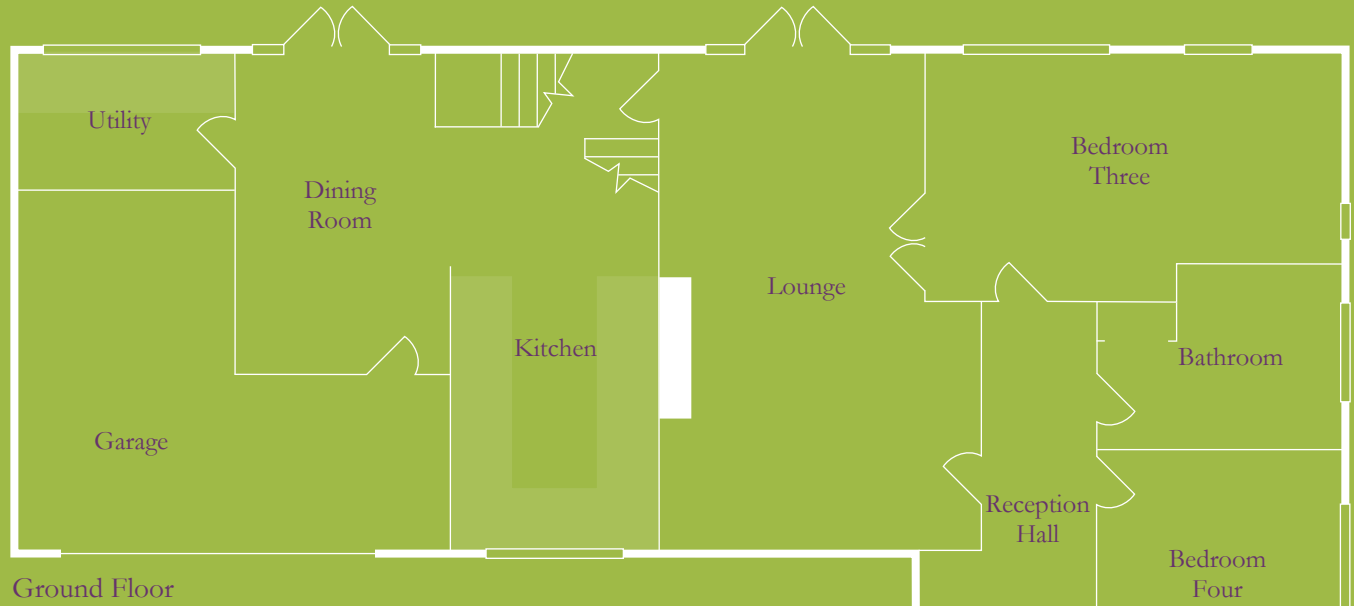
**Bedroom Two** 3.92 x 3.6m (approx. 12'10 x 11'10)  
Another double room having window to the front

**Bedroom Three** 5.04 x 3.01m (approx. 16'6 x 9'10)  
With a window to the rear aspect

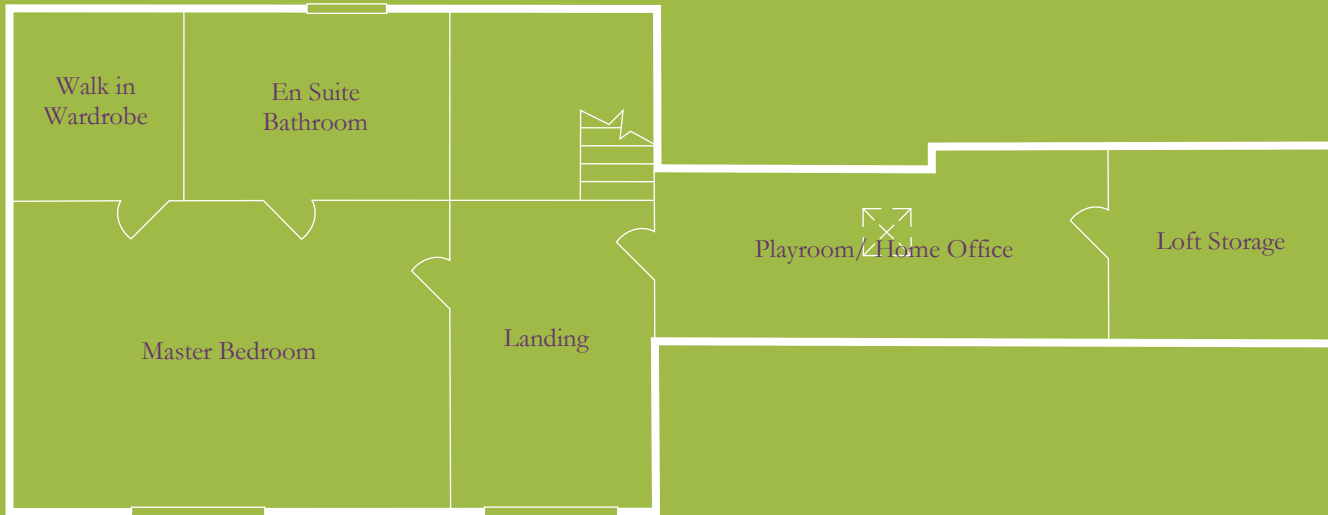
**Bedroom Four** 2.98 x 2.94m (approx. 9'9 x 9'7)  
A good sized fourth bedroom having a window to the side

**Family Bathroom** 2.92 x 2.24m (approx. 9'6 x 7'4)  
Comprising a white suite having pedestal wash basin, WC and bathtub with shower unit over, having tiled flooring, tiled walls and an obscured window to the side





First Floor





### Outside

The property is set back from the road at an elevated position, having ample parking and well tended gardens to the front. Gated access opens into the rear garden and the drive gives access into:

**Garage** 4.83 x 3.12m (approx. 15'10 x 10'3)  
 With an up and over entrance door, power, lighting and an internal door leading into the **Dining Room**

### Gardens

Extending to the side and rear of the property, the garden is laid to lawns bordered with mature foliage and hedging providing privacy. There is exterior lighting and a water point



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	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.