



Church Street, Coton in the Elms, Swadlincote, DE12

£295,000

- **Stunning & Immaculately Presented Two Bedroom Detached Home**
- **Highly Sought After & Quiet Spot In The Always Popular Village Of Coton In The Elms**
- **Garage With Separate Spacious Workshop**
- **No Upward Chain**
- **Beautiful & Scenic Walks All Around With Coton Woods & Pessall Brook Both Within Walking Distance**
- **Very Attractive, Spacious & Private Rear Garden**



## Church Street, Coton in the Elms, Swadlincote, DE12 £295,000

**DESCRIPTION:** A very rare opportunity for a two bedroom detached bungalow in a simply wonderful location. This unique and immaculately presented home on Church Street, Coton in the Elms, comes to the market with a wide range of attractive features, from having no upward chain and the consistent feeling of space and light throughout, through to the tranquil and highly desirable location and equally desirable garden with privacy all around. Coton in the Elms is always popular and it's easy to see why; a quiet and beautiful village with scenic walks and trails all around, courtesy of Coton Woods and Pessall Brook both well within walking distance and neighbouring countryside in all directions. The accommodation comprises a generous living room, bright and contemporary kitchen/diner, two double bedrooms with one providing access to the conservatory, and the main family bathroom. The property benefits from having a garage with a separate good size workshop, providing the ideal opportunity for storage, DIY and more. A beautifully kept, detached bungalow in a simply bliss location with all storage requirements catered for, for such a reasonable price can only be truly appreciated in person and is likely to be very popular, so a viewing in person is thoroughly advised.

## ACCOMMODATION

### LIVING ROOM 9' 5" x 17' 10" (2.86m x 5.44m)

A very spacious living room is fitted with a front facing UPVC double glazed bay window, a radiator and wood effect flooring whilst a multi fuel burning stove is set into a tiled surround with matching hearth beneath, providing a fabulous focal point to the room. A side facing door also opens to an external decked area.

### INNER HALL

The inner hall is fitted with an attractive wood effect flooring, useful storage cupboard and loft access hatch.

### KITCHEN/DINER 10' 7" x 13' 6" (3.22m x 4.11m)

A very spacious, bright and attractive kitchen is fitted with a range of matching base cabinets and wall units whilst a stainless steel sink with chrome mixer tap is set into the work surface with matching splashback. There is a range of new Bosch appliances including an integrated dishwasher, refrigerator, double oven and four ring gas hob with matching extractor hood above. There is both a front and side facing UPVC double glazed window as well as a side facing UPVC double glazed exterior door providing access to the garden. There are two radiators, a wood effect flooring and space for a further appliance.

**MASTER BEDROOM** 9' 8" x 14' 10" (2.94m x 4.53m)

A very large Master bedroom is fitted with a radiator, ceiling coving and rear facing UPVC double glazed sliding door leading through to the conservatory whilst the wood effect flooring continues through from the inner hall.

**BEDROOM TWO** 10' 4" x 7' 6" (3.14m x 2.28m)

A second double bedroom, currently set up as an office, is fitted with both a rear and side facing UPVC double glazed window, radiator and storage cupboard whilst the wood effect flooring continues through from the inner hall.

**CONSERVATORY** 8' 11" x 9' 7" (2.72m x 2.93m)

Accessed off the Master bedroom, this wonderful addition to the rear of the property is constructed of a low level brick base with rear and side facing UPVC double glazing looking out to the garden, as well as side facing UPVC double glazed doors providing access. There is also a radiator, ceiling fan and wood effect flooring.

**BATHROOM** 5' 5" x 6' 11" (1.65m x 2.11m)

An attractive and contemporary bathroom is fitted with a white suite, comprising a low level flush WC, pedestal wash-hand basin with chrome mixer tap and a panelled bath with chrome mixer tap, rainfall style showerhead and separate showerhead attachment. The walls are fully tiled whilst there is a tile effect flooring, radiator, side facing UPVC double glazed window and a wall mounted unit for personal items such as toothbrushes, shampoo and cleaning products.

**GARAGE** 17' 7" x 9' 7" (5.35m x 2.91m)

A front facing up-and-over garage door opens to a good size garage; fitted with lighting, power, a radiator and wall mounted shelving. A side facing door provides access to the workshop.

**WORKSHOP** 13' 3" x 10' 3" (4.03m x 3.13m)

The property benefits from the added benefit of a generous workshop (larger than most double bedrooms) being accessed off the garage, fitted with lighting and power. This room provides the ideal opportunity for anything craft related or just as exceptional additional storage.

**CONSERVATORY**

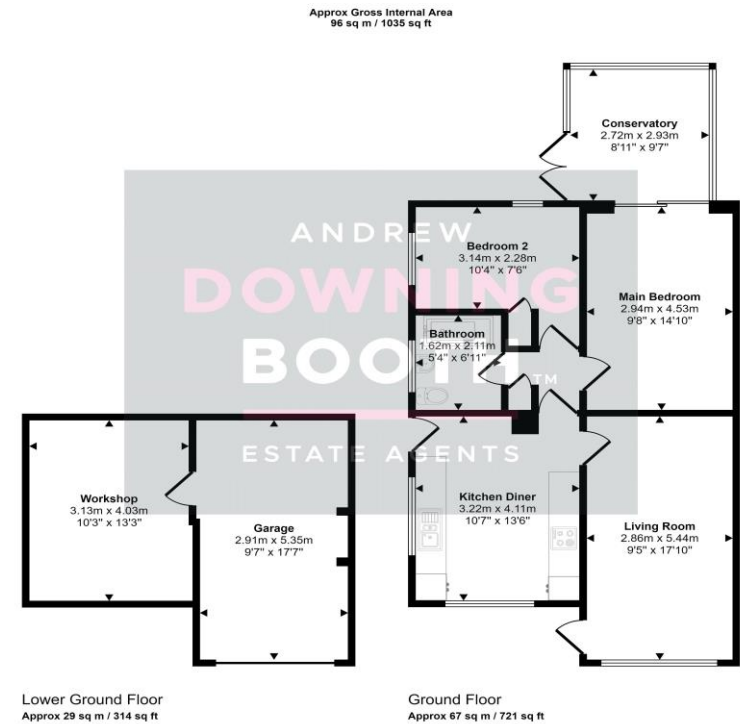
The property sits on an attractive and generous plot, with a brick paved driveway to the front and an impressive range of mature shrubs and trees adjacent in an elevated bed. The driveway leads up to the garage whilst there is also a useful smaller external store. Steps lead up to the incredibly private side/rear garden, with slab paving to the nearest side. Beyond this lies a very attractive and very private area, laid mainly to lawn, again with impressive ranges of mature shrubs and trees, laid in several beds to the side, centre and rear of the garden.



A recess leads through to a decked area, ideal for seating, with a door opening to the living room. Wrapping around to the rear is a further slab paved area, with access to and from via the conservatory.

## EXTERIOR

The property sits on a very attractive and generous plot, with a brick paved driveway to the front and an impressive range of mature shrubs and trees adjacent in an elevated bed. The driveway leads up to the garage whilst there is also a useful smaller external store. Steps lead up to the incredibly private side/rear garden, with slab paving to the nearest side. Beyond this lies a very attractive and very private area, laid mainly to lawn, again with impressive ranges of mature shrubs and trees, laid in several beds to the side, centre and rear of the garden. A recess leads through to a decked area, ideal for seating, with a door opening to the living room. Wrapping around to the rear is a further slab paved area, with access to and from via the conservatory.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Tenure:** Freehold **Local Authority & Council Tax Band:** South Derbyshire District Council / C **Services:** We understand the property is connected to mains gas, water and drainage.

**Please Note:** These particulars are produced in good faith and as such do not constitute an offer or a contract nor do they form part of an offer or a contract. No person within Andrew Downing-Booth Estate Agents has any authority to make or give representation or warranty on any property. None of the services or appliances to the property have been tested so prospective purchasers should satisfy themselves as to the adequacy prior to committing themselves to the purchase of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		