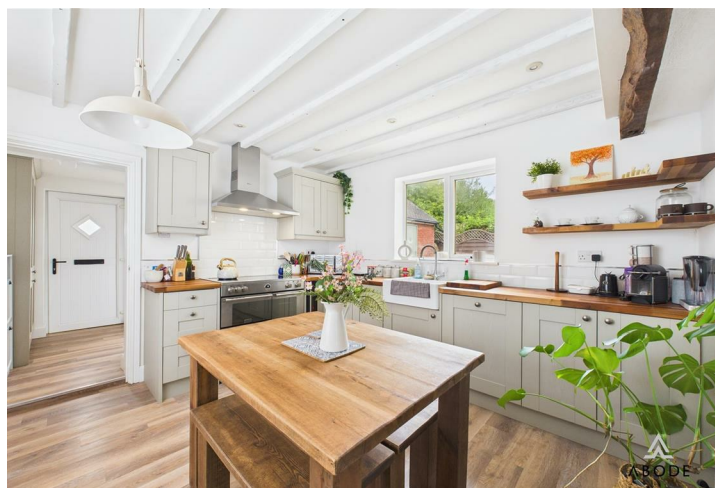






**\*\* A CHARACTER PROPERTY THAT MUST  
BE VIEWED \*\***

A beautifully presented three-bedroom semi-detached home situated in the desirable village of Coton-in-the-Elms, offering a thoughtfully designed interior, attractive outdoor space, and views over open countryside. The property features a modern fitted kitchen with adjoining utility room, a spacious living room opening onto the garden, three bedrooms and a modern family bathroom. Externally, there is a detached garage, driveway, lawned garden, and a raised decked seating area with views over the countryside. Its combination of character and contemporary finishes makes this an ideal home for a variety of buyers.



## Ground floor

The kitchen is fitted with a range of shaker-style wall and base units complemented by wooden work surfaces, a ceramic Belfast sink, integrated oven and hob, tiled splashbacks, and space for dining table. Exposed ceiling beams add a touch of character, dual aspect windows. A separate utility room offers additional storage and space for appliances. The living room is well-proportioned with French doors leading directly to the rear garden.

## First Floor

The first-floor landing leads to three bedrooms and the family bathroom. The principal bedroom is generously sized, featuring French doors with a Juliet balcony offering stunning countryside views and ample space for wardrobes. The second bedroom, also a double, is positioned to the front elevation, while the third bedroom provides a versatile space for use as a single bedroom, dressing room, or home office. The family bathroom is fitted with a modern four-piece suite comprising a panelled bath, separate corner shower enclosure, vanity wash hand basin with storage, and WC, finished with part-tiled walls and wood-effect flooring.

## Outside

To the front of the property is a block-paved driveway providing off-street parking and access to a detached single garage. A side gate leads to the rear garden, which includes a level lawn, paved seating area, and steps up to a raised decked terrace, ideal for entertaining and enjoying the countryside backdrop. The garden is enclosed by fencing, offering both privacy and security.

## Location



Located in the sought-after village of Coton-in-the-Elms, the property benefits from a peaceful semi-rural setting whilst remaining well connected to surrounding towns. Local amenities include a primary school, village hall, and public house, with further shopping, leisure, and dining options available in nearby Swadlincote and Burton-on-Trent. The area is well served by road links, including the A38 and A444, providing straightforward access to Derby, Lichfield, and Birmingham, making it ideal for commuters.

















Approximate total area<sup>(1)</sup>

98 m<sup>2</sup>

1055 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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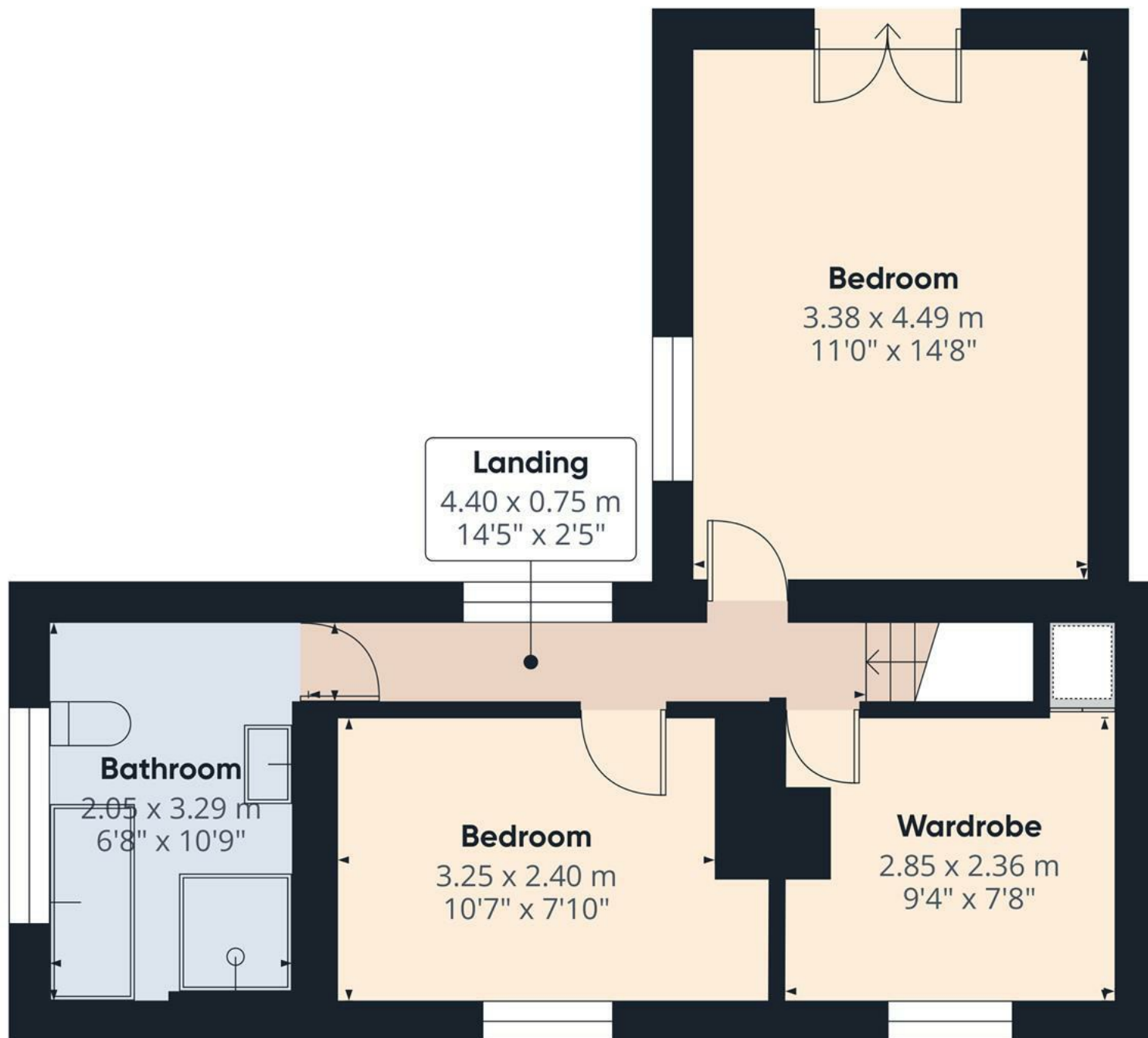
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

40.2 m<sup>2</sup>

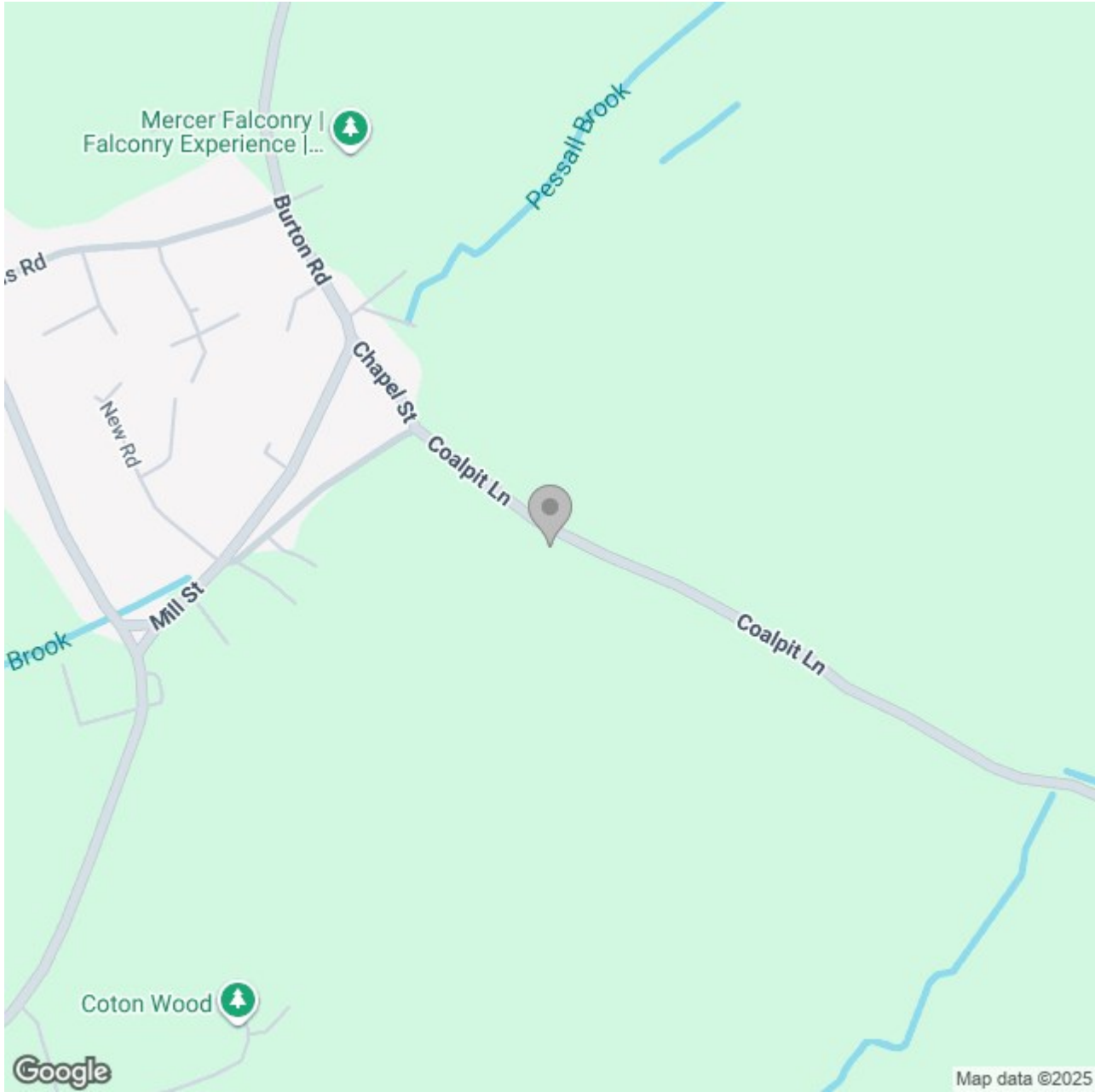
433 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC