

Church Lane, Caldwell, Derbyshire, DE12 6RT  
Offers Over £535,000





This is an impressive property offering a vestibule and entrance hall, guest cloakroom and study. A large lounge with a feature fireplace and log burner, fitted dining kitchen and breakfast room. Four double bedrooms, master bedroom with en suite shower room. Long drive with ample parking for 3-4 vehicles and a double garage, with a stunning rear garden. **INTERNAL**

#### **VIEWING IS A MUST**

Cauldwell is approximately 5 minute drive to Rosliston village, local co-op, public house, primary school (15 minute walk through the forestry). Also, local and roughly the same time is a drive to Barton under Needwood & Burton on Trent. Major Road networks included the A38 (approx. 10. minute drive and the M42 15 minute drive.

## VESTIBULE

Entrance vestibule with fitted seating and useful storage, entrance door into -

## ENTRANCE HALL

Stairs to the first floor, under stairs storage cupboard, radiator, wood effect flooring and doors to -

## CLOAKROOM

Low flush WC, wash hand basin, double glazed window and a chrome ladder style radiator.

## STUDY

Wood effect flooring, radiator and a double glazed window.

## LOUNGE

Feature fireplace with a feature cream log burner and granite half, wood effect flooring, radiator and a double glazed window.

## FITTED KITCHEN

Fitted wall mounted base and drawer unit with solid wood work surfaces and a ceramic sink unit with mixer tap. Fitted electric oven and hob, plumbing and space for a washing machine, two double glazed windows and a stable door to the side, wood effect flooring and doorway to -

## BREAKFAST ROOM

This room offers plenty of flexibility. Radiator, solid wood breakfast bar, two double glazed windows and double doors onto the garden.

## FIRST FLOOR LANDING

Loft access, radiator and doors to -



ABODE

## BEDROOM 1

Built-in wardrobes and drawers, radiator, double glaze window, wood effect flooring and door to -

## EN SUITE

Corner shower cubicle, low flush WC, vanity sink unit with wash hand basin and storage cupboard under, double glazed window and a chrome ladder style radiator.

## BEDROOM 2

Double glazed window, radiator and wood effect flooring



ABODE





### **BEDROOM 3**

Fitted wardrobes, radiator, double glazed window and wood effect flooring.

### **BEDROOM 4**

Radiator, double glazed window and wood effect flooring.

### **BATHROOM**

Panel enclosed bath with an electric shower over low flush WC, vanity sink unit with wash hand basin and fitted drawers under, chrome ladder style radiator, double glazed window and a wood effect flooring.

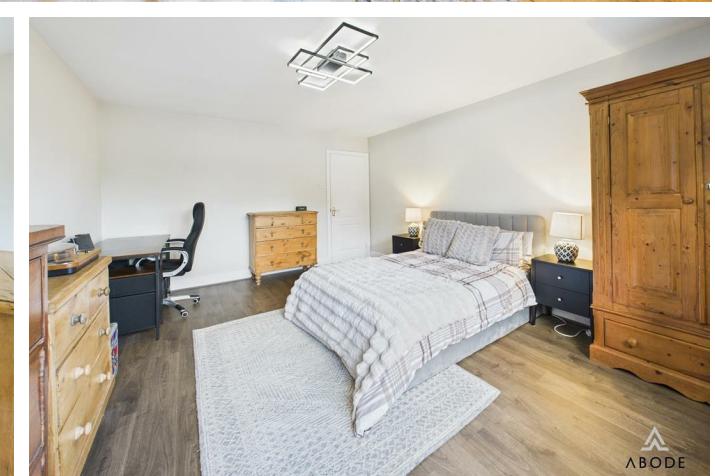
### **DOUBLE GARAGE**

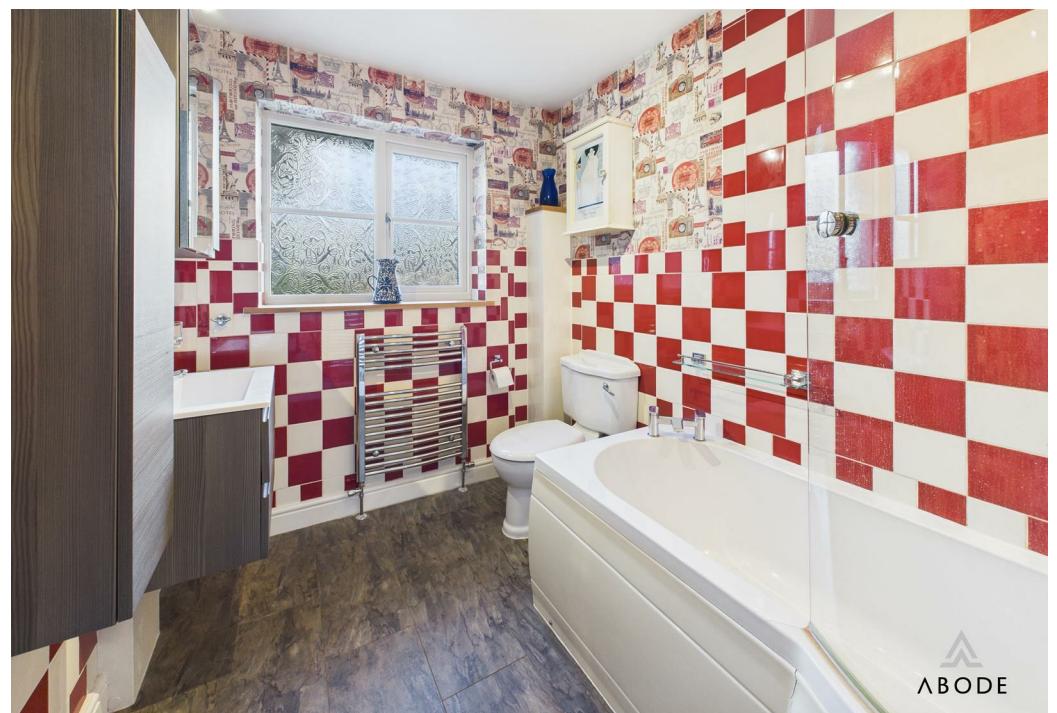
Two up and over doors, power and lights.

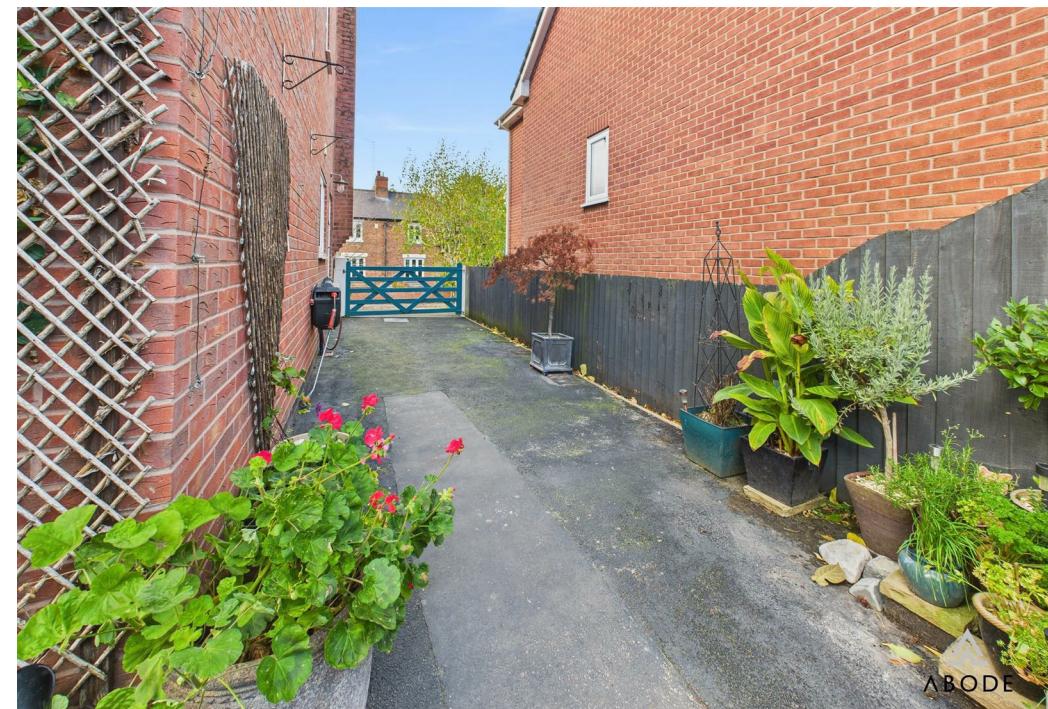
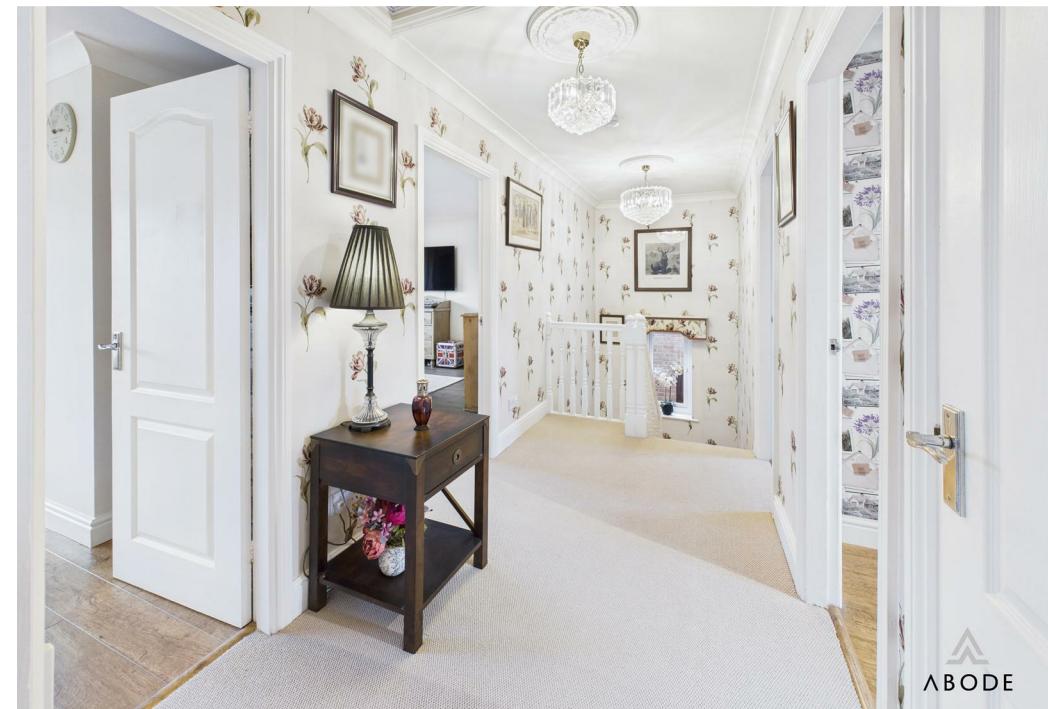
### **OUTSIDE**

Front garden with mature shrubs and plants. Long side drive with a gate down to the double garage. The rear garden offers, a lawn, seating areas, greenhouse, water feature and raised beds.



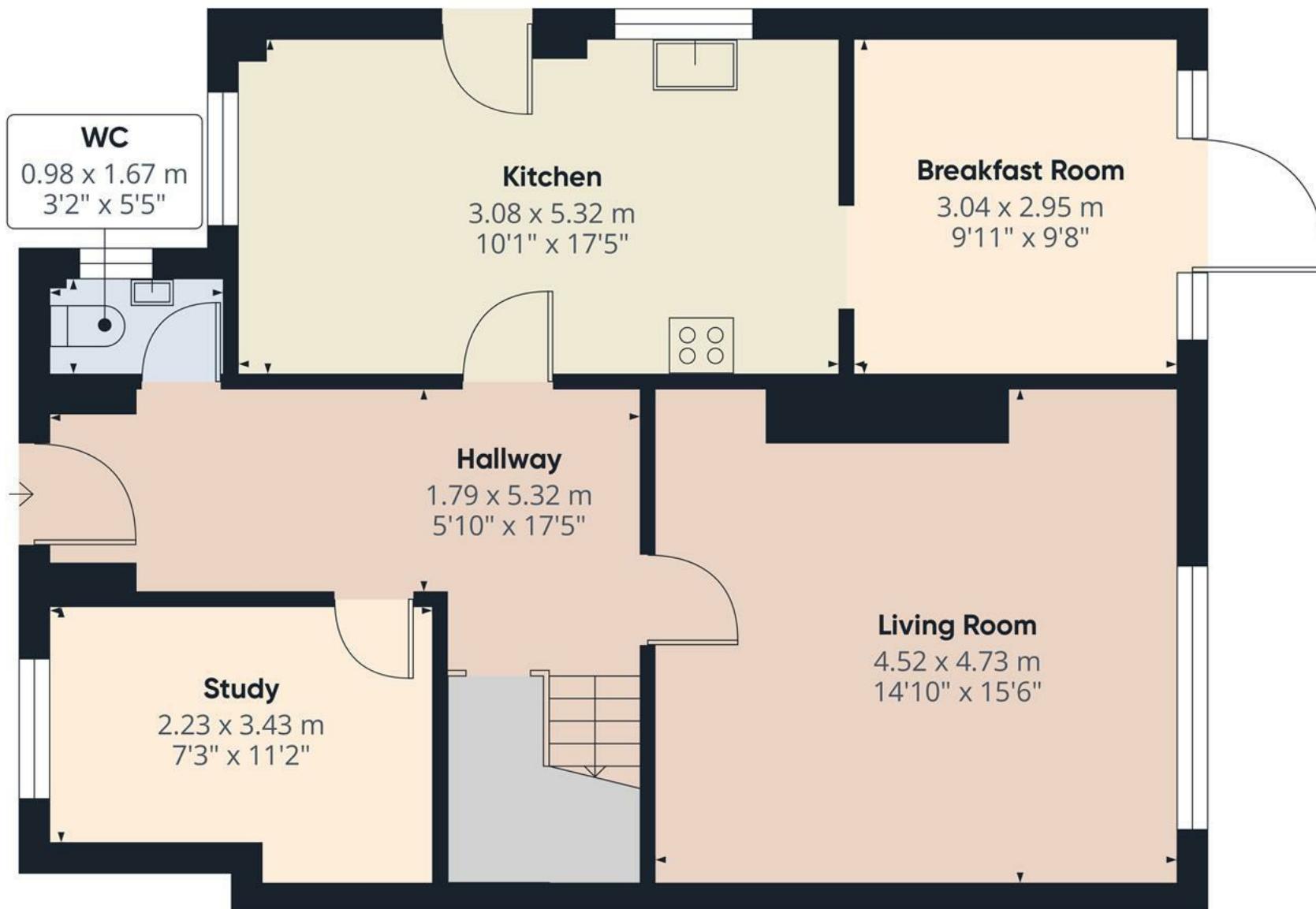












Approximate total area<sup>(1)</sup>

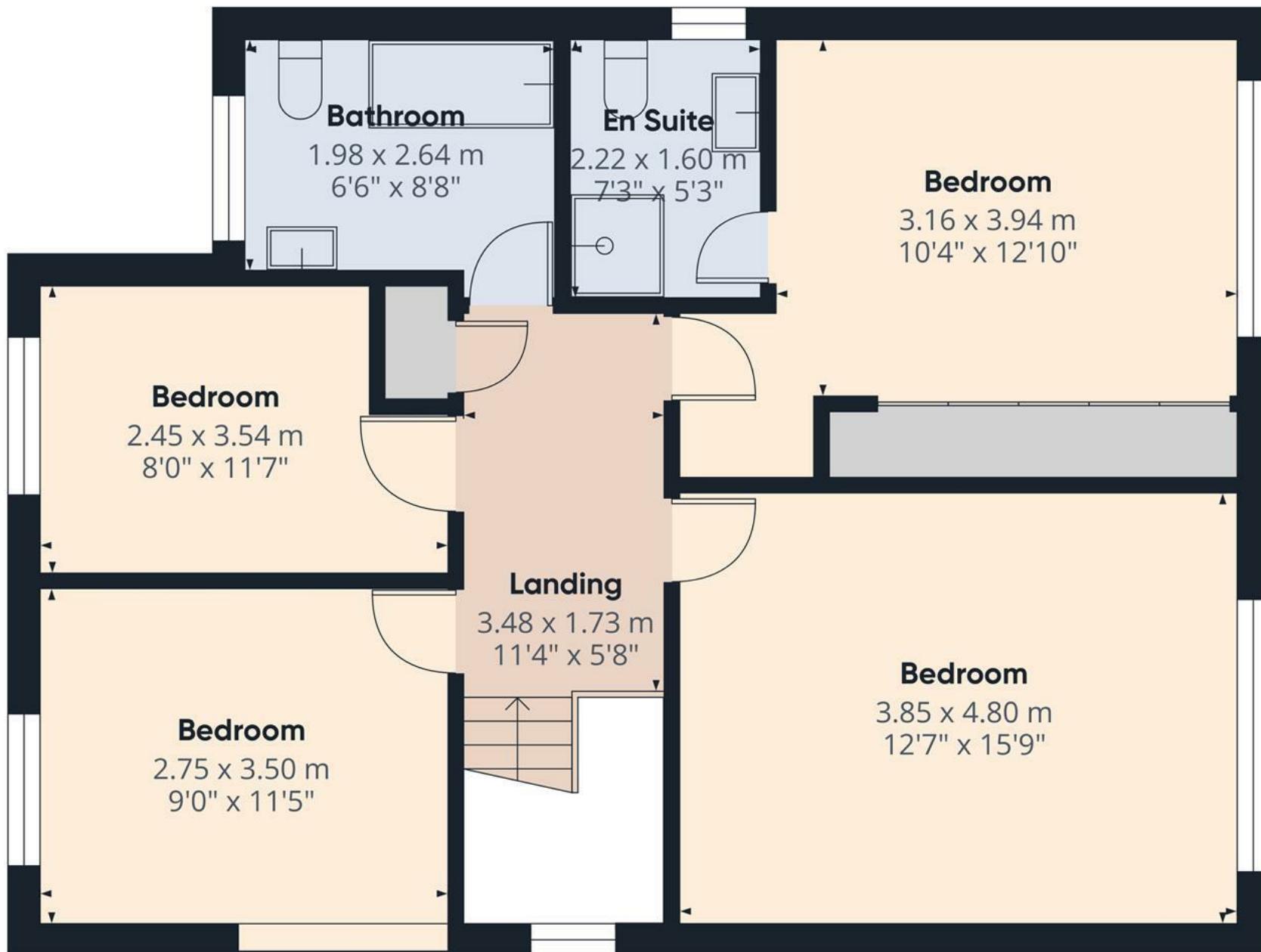
70.7 m<sup>2</sup>

760 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.

GIRAFFE360



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

68.2 m<sup>2</sup>  
735 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.

