

Yew Tree Cottage Coton Road, Walton-On-Trent, DE12 8NL

Asking Price £695,000

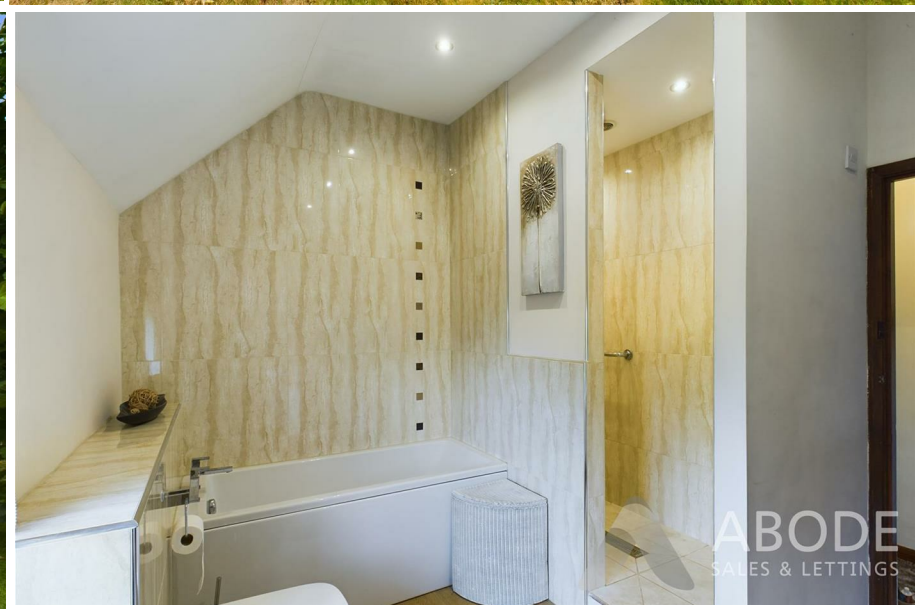


ABODE  
SALES & LETTINGS



A charming detached cottage situated upon a large elevated plot of 0.27 acres, within this sought after village location. Boasting spacious interior accommodation comprising a double living room, kitchen/breakfast room leading to separate dining room, study/snug, cloakroom, family bathroom, master with en-suite, 4 further good sized double bedrooms and a generous unconverted loft space. Outside there is a large front, side and rear garden, long tarmac driveway and detached double garage. Ideal for the family buyer, with potential for extension and further development of this property subject to planning.







# Floor Plans



**Approximate total area<sup>1)</sup>**  
 177.13 m<sup>2</sup>  
 1906.61 ft<sup>2</sup>

**Reduced headroom**  
 0.89 m<sup>2</sup>  
 9.58 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

# Location Map



# Energy Performance Graph

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Please contact our Abode Burton Sales Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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