



ABODE
SALES & LETTINGS



A superbly presented two-bedroom character cottage offering over 900 square feet of beautifully finished accommodation. Brimming with charm, the property features a spacious living room with an Ingle Nook fireplace and log-burning stove, a fully fitted kitchen-diner, and a four-piece family bathroom. Upstairs, there are two generous double bedrooms, including a master with the potential to be divided into two rooms, creating a three-bedroom layout. The second bedroom benefits from an en-suite shower room. Outside, the property includes a double detached garage. Situated in the sought-after village of Walton-on-Trent, Derbyshire, within the John Taylor High School catchment, early viewing is highly recommended.



Ground Floor

Step through the composite front entrance door into an inviting living room, a space full of character with exposed feature beams and a charming inglenook fireplace housing a log-burning stove, complete with an exposed brick surround. A double-glazed window to the front elevation fills the room with natural light, enhancing its cosy yet spacious feel.

An opening leads seamlessly into the kitchen-diner, designed for both practicality and style. This well-appointed space features matching wall and base units with straight-edge preparation work surfaces, a ceramic sink with a mixer tap and drainer, and integrated appliances, including a dishwasher, a drinks cooler, an under counter fridge, and a separate under counter freezer. There's also space for a cooker, complemented by recessed spotlighting. A double-glazed window to the rear elevation offers views of the garden, while double-glazed French doors open directly onto the patio, perfect for al fresco dining. From the kitchen, a door leads to an inner hallway with stairs rising to the first floor and a useful under stairs storage cupboard.

First Floor

The first-floor landing provides access to the loft and doors to two double bedrooms and the family bathroom. Bedroom two enjoys a peaceful aspect with two double-glazed windows to the rear elevation, a central heating radiator, and an en-suite shower room. The en-suite features a modern three-piece suite comprising a shower cubicle with a gravity shower, a wash hand basin with a mixer tap,



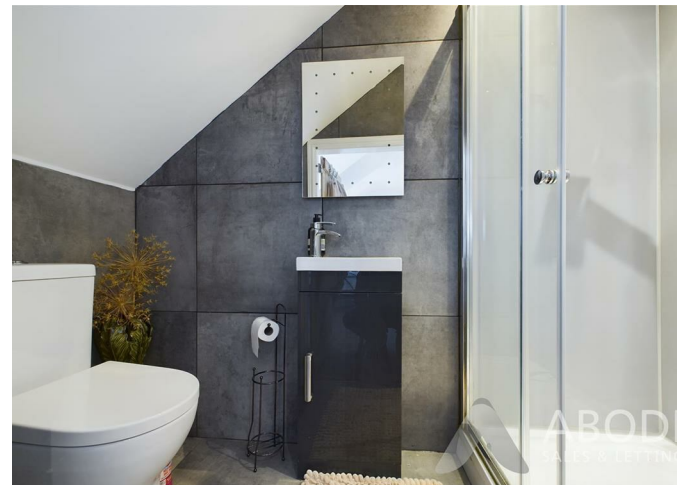
a low-level WC, and a heated ladder towel rail.

The master bedroom is a standout feature of the property, currently configured as one spacious room but offering the flexibility to be divided into two bedrooms, creating a third bedroom if desired. This versatile space boasts two double-glazed windows to the front elevation, a central heating radiator, and built-in sliding mirror wardrobes. The master bedroom also benefits from a Jack-and-Jill door leading to the family bathroom, offering en-suite convenience.



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The family bathroom is a luxurious haven, featuring a four-piece suite with a freestanding roll-top bath complete with a mixer tap and handheld shower, a separate shower cubicle with both a gravity-fed rain shower and a handheld attachment, a wash hand basin with a mixer tap, and a low-level WC. Additional highlights include mosaic tiled flooring, recessed spotlighting, a heated ladder towel rail, and a double-glazed window to the side elevation.

Outside

The outside of the property to the front elevation offers a laid to lawn garden with pathway leading to the front entrance door. A side passage leads to the double detached garage. The rear elevation offers a low maintenance garden having astro turf and a patio area ideal for seating.









Floor 0



Floor 1

Approximate total area⁽¹⁾

85.3 m²
918.16 ft²

Reduced headroom

1.39 m²
14.98 ft²

(1) Excluding balconies and terraces

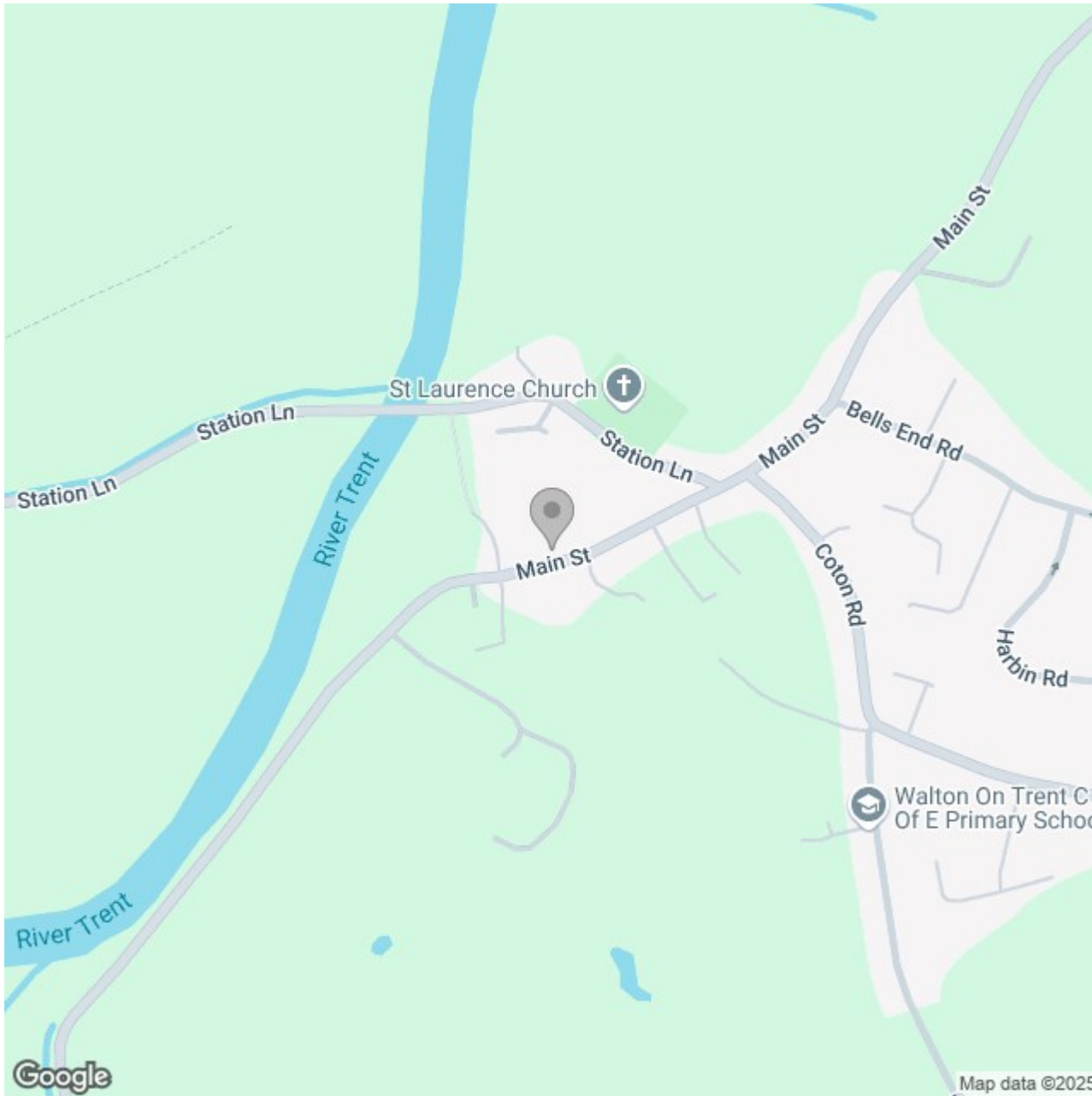
Reduced headroom

..... 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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	