





Occupying an enviable position within the well regarded village of Walton-on-Trent, this three-bedroom detached bungalow enjoys stunning open views across adjoining countryside to the rear. Offering spacious and versatile accommodation throughout, the property benefits from a generous living room, separate dining room, fitted kitchen, three bedrooms, a bathroom, separate WC, garage, off-street parking and established gardens.



Accommodation

Accommodation is entered via a covered entrance porch leading into the welcoming entrance hallway, which provides access to all principal rooms and benefits from useful built-in storage.

The living room is positioned to the rear of the property and enjoys pleasant views over the garden and open fields beyond. A feature fireplace creates a focal point to the room, whilst an opening leads through to the separate dining room. The dining room benefits from sliding patio doors opening directly onto the rear garden, allowing natural light to flood the space. The kitchen is fitted with a range of wall and base units with preparation work surfaces, breakfast bar seating, space for appliances and a rear access door leading outside.

The bungalow offers three well-proportioned bedrooms. The principal bedroom is positioned to the front elevation, whilst the second bedroom is another comfortable double room. The third bedroom provides flexibility for a variety of uses including a guest bedroom, home office or hobby room.

The bathroom is fitted with a four-piece suite comprising a bath, separate shower enclosure, wash hand basin and low-level WC. In addition, there is a separate WC accessed from the hallway having a low level WC and wash hand basin.

Externally, the front elevation offers a driveway providing off-street parking leading to the garage proving parking for at least two vehicles, together



with an attractive fore garden featuring a variety of mature shrubs and planting. Gated side access leads through to the rear garden, which is predominantly laid to lawn with established borders, mature trees and seating areas. A particular feature of the property is the uninterrupted outlook across neighbouring pastureland, creating a wonderful rural backdrop rarely found within a village setting.

Walton-on-Trent is a popular South Derbyshire village offering a range of local amenities including a primary





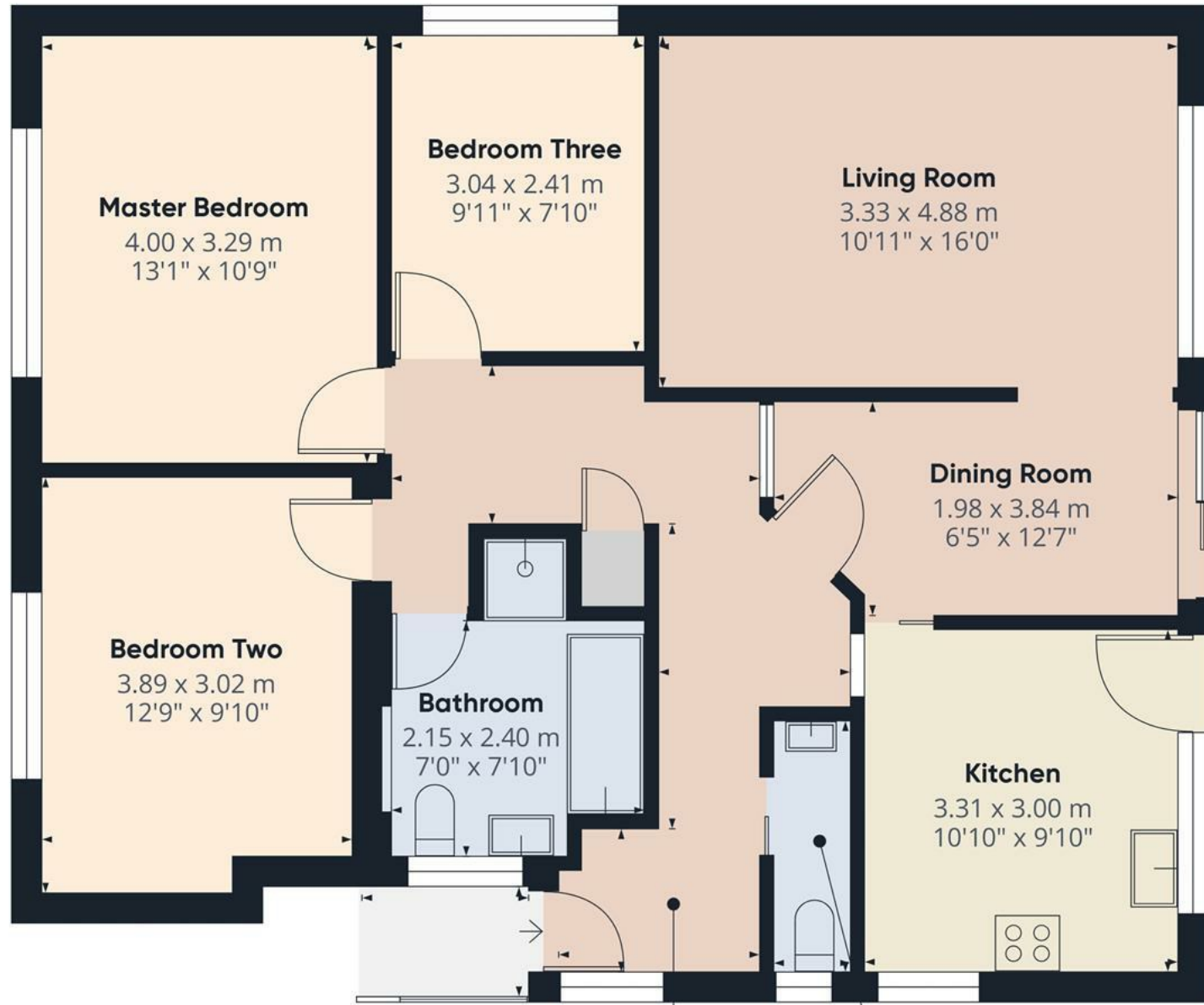
school, village hall and public house. The village is well positioned for access to Burton upon Trent, Swadlincote, Derby and Lichfield, whilst the A38, A50 and M42 provide excellent transport links for commuters.











Hallway
1.39 x 1.85 m
4'6" x 6'0"

WC
2.36 x 0.76 m
7'8" x 2'5"

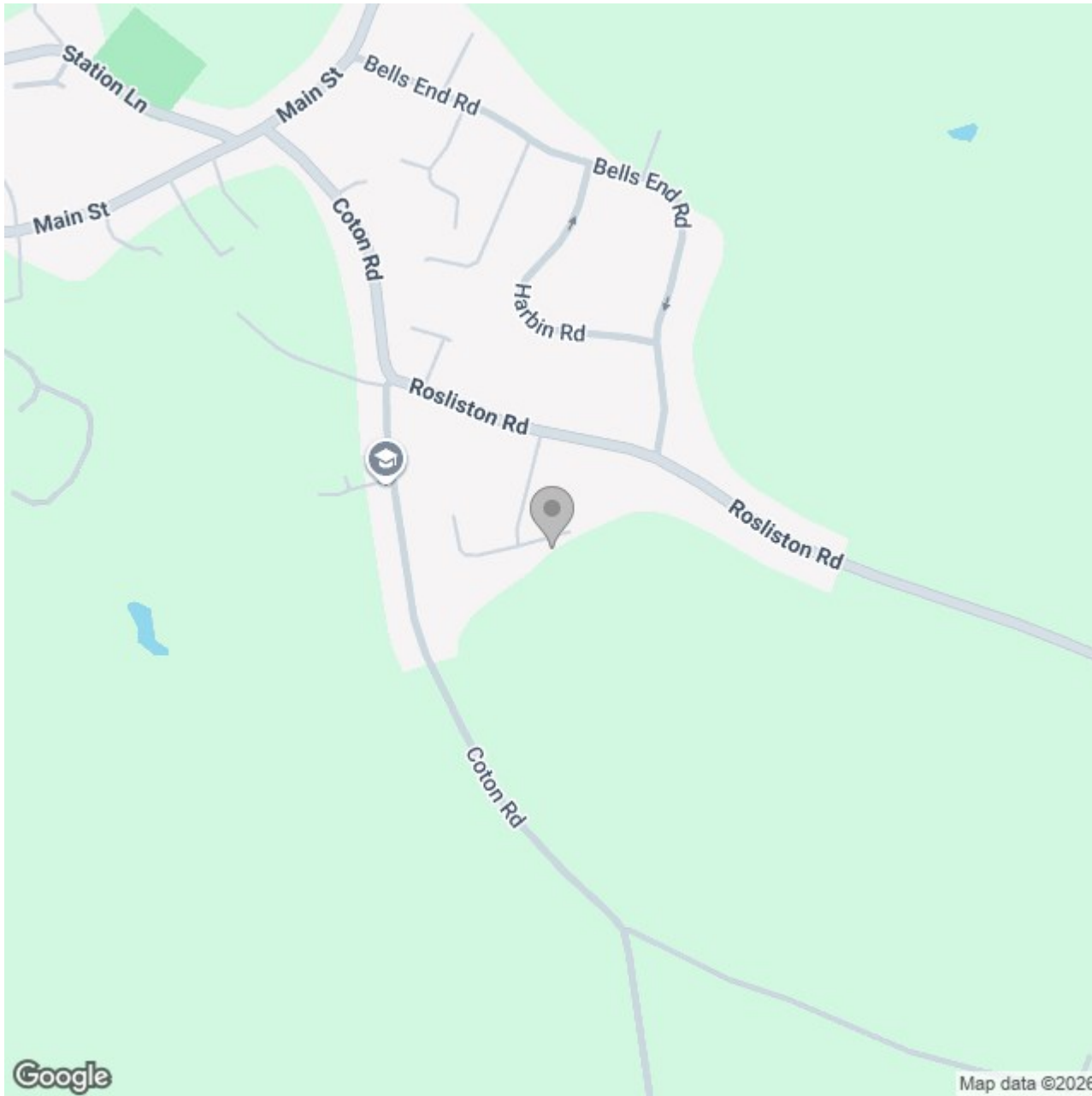
Approximate total area⁽¹⁾
86.4 m²
930 ft²

Balconies and terraces
1.6 m²
17 ft²

(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



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	