



Japonica Cottage  
Main Street  
Weston On Trent  
DE72 2BL

£225,000

A BEAUTIFULLY APPOINTED 18th century ONE DOUBLE BEDROOM mid terraced cottage of CHARM & CHARACTER enjoying a spacious yet DECEPTIVE INTERIOR including a good size lounge, fitted SHAKER STYLE KITCHEN, utility, bathroom with shower, separate VERSATILE HOME OFFICE, large garden & DRIVEWAY



# Property Features

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- Terraced Cottage
- Deceptive Interior
- Beautifully Appointed
- Large Plot
- Driveway
- 1 Double Bedroom
- Spacious Bathroom
- Lounge
- Fitted Kitchen
- Home Office

## Full Description

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Japonica Cottage occupies a wonderful plot and position within the heart of this most popular village, set back from main street behind a deep frontage with driveway for one car, the cottage stands proud with a distinctive white rendered façade.

Steeped in village history, the property originally dates back to 1703 and enjoys an abundance of charm and character throughout, balanced by a modern-day twist with a stylish contemporary high-quality finish, having been recently re-decorated and re-floored throughout, complemented by a large rear garden with patio and a versatile home office or playroom that offers great flexibility to adapt with the potential to incorporate within the main house.

Stepping straight into the main lounge, you instantly see the size and space on offer, enjoying a feature fireplace and polished floor, the rear kitchen enjoys a comprehensive range of shaker style units with a useful understairs

cupboard and benefits from a separate utility room. On the first floor the main bedroom is a great size with an aspect to the front, whilst the main bathroom enjoys a four-piece suite in white including a separate shower enclosure.

Access to the extended home office is from the rear garden, with huge potential to incorporate into the kitchen if required. With a deep front garden and driveway, there is parking for one car, whilst to the rear is a fabulously large lawned rear garden with patio with an extremely useful brick utility store.

Weston-on-Trent is a highly desirable South Derbyshire village set in attractive open countryside, while still offering easy access to an excellent range of amenities in nearby Aston on Trent, Melbourne Derby and Burton upon Trent. Conveniently positioned for the A50, M1 J24, M42 and A38 which in turn lead to the main motorway networks and East Midlands airport is also just a short drive away.

The village itself benefits from a state of the art primary school, a very popular public house with adjacent fishing lake and pleasant walks along the nearby canal and surrounding open countryside. There is a post office, village store and further public houses in neighbouring Aston-on-Trent just 1 mile away.

### TENURE

We are advised the property is Freehold

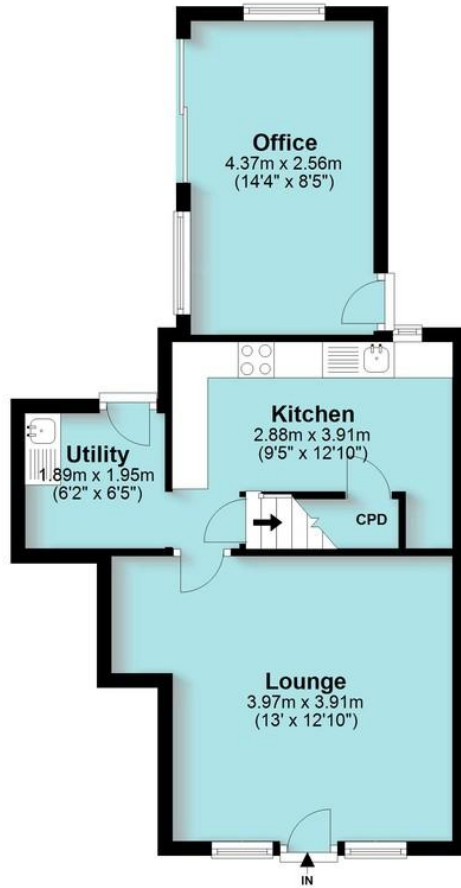
### COUNCIL TAX

The property is in Band B

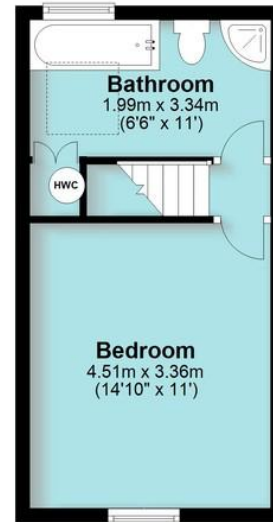




### Ground Floor



### First Floor



Total area: approx. 67.6 sq. metres (727.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements