



The Green
Weston-On-Trent Derby





Property Description

A delightful and deceptively spacious three/four-bedroom character cottage situated in the very heart of Weston On Trent. The cottage has a good size driveway providing off road parking and gardens to front and rear. The accommodation has a gas fired central heating system and UPVC double glazing (where specified) and briefly comprises: - to the ground floor:-Kitchen, breakfast room, inner hall, lounge, second sitting room or bedroom. To the first floor are three further well-proportioned bedrooms, wet room and separate w.c. Outside :-To the front of the property is a low maintenance well-presented front garden, having timber edged borders inset with a variety of mature shrubs, having gravelled pathways between the borders, paved path along the front of the property, outside tap and bin storage area, concrete driveway providing off road parking for two/three vehicles, side gate and fence giving privacy and access to the rear garden. The rear is Fully enclosed with fencing having a triangular shaped lawn, with dwarf wall edging, paved patio areas beyond the property and to the rear there is a large timber shed with light and power and greenhouse to be included in the selling price, coal bunker with a good stock of coal for potential buyers to be included.

Entrance

Front hard wood stable entrance door with inset double glazed opaque panel leading to:-

Kitchen

16' 3" x 6' 10" (4.95m x 2.08m)

Having a range of matching base and wall units with laminated work surfaces over, single drainer one and a quarter bowl acrylic sink unit with a chrome swan neck mixer tap over, plumbing and space for Bosch washing machine which is to be included in the selling price, integrated electric fan assisted oven, four burner gas hob and extractor hood, ceramic tiled splashbacks, free standing Hoover fridge freezer to be included in the selling price, ceramic tiled flooring, ceramic

tiled splashbacks, inset spotlights to the ceiling, UPVC double glazed woodgrain window to the front elevation with fitted window blind, loft access.

Breakfast Room

13' 10" x 6' 7" (4.22m x 2.01m)

Accessed via a wide opening from the kitchen, having a double panelled radiator, UPVC double glazed woodgrain bay window to the front giving aspect over The Green, timber framed and glazed door gives access to :-

Inner Hall

Having open spindle staircase off to the first floor, two UPVC double glazed wood grain windows to the front elevation, central heating radiator, timber framed and glazed door giving access to:-

Lounge

16' 10" x 10' 10" max into chimney breast recess (5.13m x 3.30m max into chimney breast recess)

Having UPVC double glazed woodgrain French doors to the rear, giving access to the rear garden, matching window to the rear giving aspect over the garden, coving to the ceiling, central heating radiator. A focal point to this room is the feature fireplace having an oak surround, granite hearth and back plate and a period open grate fire.

Second Sitting Room/Bedroom

11' 4" x 9' 6" max into chimney breast recess (3.45m x 2.90m max into chimney breast recess)

A versatile room suitable for a variety of purposes, having fitted shelving to the chimney breast recesses, UPVC double glazed woodgrain window to the rear giving aspect over the garden, central heating radiator.

First Floor Landing

Having UPVC double glazed woodgrain window to the front giving a super aspect over the open Green to the front, loft access, fully boarded with a pull down loft ladder.

Bedroom One

14' 2" x 9' 7" max into chimney breast recess (4.32m x 2.92m max into chimney breast recess)

Having a UPVC double glazed woodgrain window to the rear elevation giving aspect over the garden, double door fronted built in extra deep wardrobe with double hanging and shelving, overhead store, central heating radiator.

Bedroom Two

10' 8" x 10' (3.25m x 3.05m)

Having UPVC double glazed woodgrain window to the rear elevation, central heating radiator, two double door fronted wardrobes to be included in the selling price.

Bedroom Three

10' 8" max inc built in wardrobe x 6' 7" (3.25m max inc built in wardrobe x 2.01m)

Having UPVC double glazed woodgrain window to the rear, central heating radiator, open shelving, built in wardrobe with hanging rail and shelving, overhead cupboard.

Separate Wc

Having a lovely period white high level WC, with UPVC double glazed opaque woodgrain window to the front elevation with fitted window blind, vinyl flooring.

Separate Wet Room

Having a Mira electric shower, wash hand basin, part ceramic tiled walls, fully tiled to the shower area, wall mounted heated towel rail, fitted mirror and glazed shelf over the sink, UPVC double glazed woodgrain opaque glazed window to the front with fitted window blind, double louvre door fronted linen storage cupboard with slatted shelving for ease of storage, non-slip floor covering.

Outside

Front

To the front of the property is a low maintenance well presented front garden, having timber edged borders inset with a variety of mature shrubs, having gravelled pathways between the borders, paved path along the front of the property, outside tap and bin storage area, concrete driveway providing off road parking for two/three vehicles, side gate and fence giving privacy and access to the rear garden.

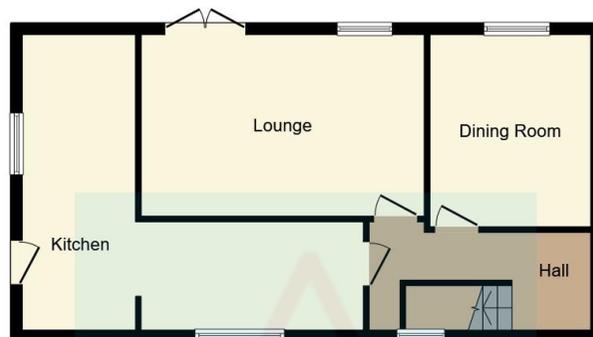
Rear Garden

Fully enclosed with fencing having a triangular shaped lawn, with dwarf wall edging, paved patio areas beyond the property and to the rear there is a large timber shed with light and power and greenhouse to be included in the selling price, coal bunker with a good stock of coal for potential buyers to be included.









Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: MEL205478 - 0013

Tenure:Freehold EPC Rating: D Council Tax Band: B

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