

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 26 Main Street Weston On Trent, Derby, DE72 2BL



### **Beautifully appointed three storey, four bedroom period semi-detached residence of charm and character throughout with shared driveway and single garage**

- Chellaston Academy School catchment • Period semi-detach residence • Charm and character throughout • Sought after village location • Gas fired central heating and sealed unit double glazing • Entrance hallway and guest cloakroom • Sitting room and separate formal dining room • Well-appointed open plan kitchen/family room • Principal bedroom with luxury en-suite • Further double bedroom and well-appointed family bathroom to the first floor • Two further bedrooms to the second floor • Delightful garden, shared driveway and single garage
- **VIEWING ESSENTIAL** •

**Offers in excess of £425,000**



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## **GENERAL INFORMATION**

A well presented, tastefully decorated three storey, four bedroom period residence offering up to date living accommodation with the added benefit of gas fired central heating and sealed unit double glazing. The property has a wealth of charm and character as many of the period features have been retained.

The accommodation briefly comprises, storm porch, entrance hallway with Minton tiled floor, guest cloakroom, useful cellar, sitting room with feature fireplace incorporating wood burning stove, formal dining room and an open plan breakfast kitchen/family room, again with wood burning stove. To the first floor, the principal bedroom has a luxury en-suite, further double bedroom and well-appointed family bathroom. To the second floor, there are two further bedrooms.

Directly to the rear of the property is a landscaped garden with spacious patio area, lawn and greenhouse. A brick built single garage and a low maintenance foregarden with gated access.

## **LOCATION**

Weston on Trent is a sought after Derbyshire village situated approximately seven miles south of the city centre. It is a small and unspoilt village including the noted Coopers Arms public house and Church of England primary school and is also within the catchment area for the noted Chellaston School located approximately four miles away. For those who enjoy leisure pursuits there are excellent country walks along the Trent and Mersey Canal, Elvaston Castle Country Park, Staunton Harold Reservoir and the Calke Abbey Estate which combine to offer some picturesque surroundings. Another benefit of the village is its easy access onto the A38, A50 and A52 leading to the M1 motorway. East Midlands International Airport is approximately twenty five minutes' drive away.

## **ACCOMMODATION**

### **ON THE GROUND FLOOR**

### **STORM PORCH**

Entrance door leading to:

### **ENTRANCE HALLWAY**

With original Minton tile and solid oak flooring. Double central heating radiator, stairs leading to the first floor, feature coving and cornices. Doorway leading to:

### **CELLAR**

With power and lighting.

### **GUEST CLOAKROOM**

Contemporary style suite comprising, low flush w.c., vanity unit with ceramic wash hand basin and mixer tap in chrome, complementary tiled splash-backs, continuation of the solid oak flooring, fitted illuminated mirror, recessed spot light and extractor fan.

### **SITTING ROOM 4.83m x 4.31m (15'10" x 14'2")**

Feature fireplace incorporating a wood burning stove, stone lintel, hearth and solid wood flooring, feature double glazed bay window to the front elevation, TV aerial point and double central heating radiator.

### **FORMAL DINING ROOM 4.08m x 3.70m (13'5" x 12'2")**

Continuation of the solid oak flooring, feature decorative Adams style fireplace with hearth, double radiator.

### **FEATURE OPEN PLAN BREAKFAST KITCHEN/FAMILY ROOM 7.18m x 4.57m (23'7" x 15'0")**

Continuation of the solid oak flooring having state of the art underfloor heating, comprising:

### **KITCHEN AREA**

Fitted with a range of base, wall and drawer units having matching cupboard fronts, granite preparation surfaces with inset dual Belfast sink unit with period style mixer tap, five ring Range oven with integral extractor hood with variable speed fan and lighting over, feature breakfast bar with school style radiator, three Velux roof lights, integrated dishwasher and complementary ceramic wall tiling.





#### **DINING/FAMILY ROOM AREA**

Contemporary wood burning stove, central heating radiator and two sealed unit double glazed, double doors leading to the rear garden.

#### **ON THE FIRST FLOOR**

##### **FEATURE SPLIT-LEVEL SEMI-GALLERIED LANDING**

Useful understairs storage cupboard and doors off.

##### **PRINCIPAL BEDROOM 4.00m x 3.73m (13'1" x 12'3")**

Double central heating radiator and sealed unit double glazed sash window with pleasant views to the front elevation and door leading to:

##### **LUXURY EN-SUITE SHOWER ROOM**

Comprising, contemporary shower with mixer, rain effect shower head, low flush w.c., wall mounted contemporary vanity unit with inset ceramic sink unit having cascade mixer tap in chrome, contemporary vertical radiator and obscure sealed unit double glazed arched top sash window to the front, strip pine flooring, complementary ceramic wall tiling.

##### **BEDROOM TWO 4.08m x 3.73m (13'5" x 12'3")**

Double central heating radiator and sealed unit double glazed sash window with aspect to the rear.

##### **PARTICULARLY WELL-APPOINTED FAMILY BATHROOM**

Full suite comprising, period style roll edge bath, vanity unit with built-in cupboard storage and ceramic sink unit, tiled splash-backs, low flush w.c., and walk-in shower enclosure with mosaic wall and floor tiling and complementary ceramic wall tiling, period style mixer shower, two double central heating radiators, built-in airing cupboard with slatted pine shelving housing the gas combination boiler and plumbing for washing machine, sealed unit double glazed window to the rear.

#### **ON THE SECOND FLOOR**

##### **HALF-LANDING**

With UPVC double glazed window to the side and door leading

to:

##### **BEDROOM THREE 3.59m x 3.10m (11'9" x 10'2")**

(Please note this is an irregular shaped room). Radiator, useful storage cupboard, clothes rail, fitted shelving and sealed unit double glazed window with pleasant aspect to the rear.

##### **BEDROOM FOUR/STUDY 3.42m x 2.77m (11'3" x 9'1")**

(Please note this is an irregular shaped room). With useful storage cupboard, central heating radiator and sealed unit double glazed window with fine far reaching views to the front.

#### **OUTSIDE & GARDENS**

Directly to the rear of the property, is an enclosed garden comprising, sizeable patio area ideal for alfresco dining and entertaining with steps leading to a lawn and greenhouse.

The property is set back from the road behind a low maintenance foregarden with gated pathway, adjacent shared driveway leading to the:

#### **SINGLE GARAGE**

Providing useful storage.

#### **COUNCIL TAX BAND**

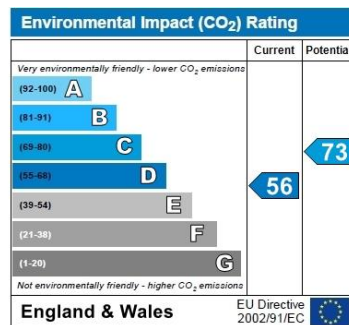
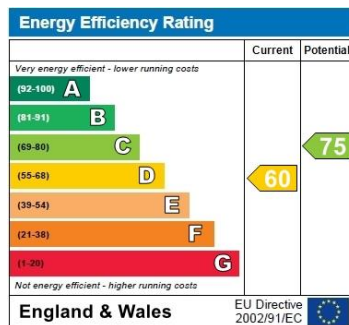
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#### **DIRECTIONAL NOTE**

From the A50 take the exit as signposted A514 (Melbourne). At the roundabout turn left as signposted Melbourne. Proceed down the road and just before the bridge turn left as signposted Weston on Trent. Continue along this road for quite some time, through open countryside, under the railway bridge and head towards Weston on Trent. The road then becomes Main Street the property will be located on the left hand side.

#### **VIEWING**

Strictly by arrangement through Scargill Mann & Co - Derby Office (BA/SE).



#### CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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