

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

The Old Post Office, 36 Main Street Weston On Trent, Derby, DE72 2BL



Charming three bedroom detached cottage occupying an enviable location within the heart of Western on Trent village centre

- Charming detached cottage • Large attached garage • Pleasant lawned garden backing onto open fields • Sought after village location • No upward chain • Partially re-furnished • Double glazed (where stated) and gas centrally heated • Large living room and side lobby • Separate dining room • Newly fitted breakfast kitchen • Lean-to • Three bedrooms and bathroom to first floor
- **VIEWING RECOMMENDED** •

Price guide £375,000 - No Upward Chain



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GENERAL INFORMATION

A charming character cottage which was previously the post office in the sought after village of Western On Trent occupying a wide plot fronting the road, the property is set back behind a low maintenance foregarden and features an attached large garage, car standing and well established lawn. The entire plot backs onto open fields.

The property is sold with the benefit of no upward chain and has had a partial refurbishment to the ground floor and is gas central heated and partly double glazed (where stated). Internally the property features, large sitting room, side lobby/hallway with cupboard, separate dining room, newly fitted breakfast kitchen, first floor passage landing leads to three bedrooms and a bathroom. T

He property retains much original character including exposed beams to ceiling. There is potential to further improve this property with an extension (subject to planning permission) or with a refurbishment of the first floor accommodation, therefore providing a genuine opportunity to acquire a charming characterful home in a beautiful village setting.

LOCATION

Weston on Trent is a highly desirable village in South Derbyshire close to the A50 and East Midland's Airport. The village itself boasts a highly regarded primary school, Coopers Arms public house and there are pleasant walks in the surrounding countryside along the nearby canal. Neighbouring Aston on Trent offers a further range of amenities including a village shop and further range of pubs. It offers easy access to Derby city centre and

Nottingham.

ACCOMMODATION

ON THE GROUND FLOOR

Panel double glazed entrance door provides access to:

SPACIOUS SITTING ROOM 8.61m x 4.52m (28'3" x 14'10")

A very large room for a cottage style residence with two radiators, feature exposed beams to ceiling, wall light points, upvc double glazed window to side and two upvc double glazed bow bay windows to front and panel door to:

LOBBY

With second upvc double glazed door to front, internal multi paned door to cloakroom, further internal multi pane door to the large attached garage.

DINING ROOM 5.87m x 3.66m (19'3" x 12'0")

Radiator, feature exposed beams to ceiling, wall light points, upvc double glazed and leaded window to both side elevations and further upvc double glazed and leaded window to front with tertiary double glazing, panel and multi paned door to:

BREAKFAST KITCHEN 4.87m x 2.93m (16'0" x 9'7")

Recently fitted with a U-shaped wood block effect preparation surface having tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base cupboard and drawers, complementary wall mounted cupboards, space suitable for a washing machine and fridge freezer, inset four plate electric hob with built in oven and grill under, radiator, feature exposed beam ceiling, wall light points,



understair recess ideal for tumble dryer, staircase to first floor with painted wooden balustrade, upvc double glazed door to:

LEAN-TO 2.37m x 1.29m (7'9" x 4'3")

Double glazed construction offering access via sliding patio door to the rear courtyard.

ON THE FIRST FLOOR

LANDING

Upvc double glazed and leaded window to front and door to:

BEDROOM ONE 5.47m x 2.8m (17'11" x 9'2")

Radiator, exposed beams to ceiling, two upvc double glazed windows to front and further lower level window to rear access to:

BALCONY

With timber balustrade overlooking neighbouring fields.

BEDROOM TWO 3.56m x 3.22m (11'8" x 10'7")

Radiator, upvc double glazed window to side elevation.

BEDROOM THREE 2.63m x 1.93m (8'8" x 6'4")

Radiator, upvc double glazed window to side elevation and door to:

WALK-IN STORAGE CUPBOARD

Also housing the wall mounted gas fired boiler.

BATHROOM 2.93m x 1.73m (9'7" x 5'8")

Partly tiled with a suite comprising, low flush w.c., pedestal wash hand basin, panel bath, radiator, upvc double glazed window to rear.

OUTSIDE & GARDENS

The property occupies a wide plot fronting Main Street in the centre of Weston On Trent which is set back behind attractive brick wall with wrought iron railings and gate. There is a further vehicular access with separate wrought iron gates leading to:

ATTACHED LARGE GARAGE 5.69m x 3.6m (18'8" x 11'10")

Power, lighting, window and up and over door to front.

To the front is low maintenance garden and the main garden sits to the right hand side of the property as you look at it from the roadside and it features a good sized lawn, well stocked borders and mature trees. To the rear of the property there is a small courtyard which extends down the left hand side of the property and features a pedestrian gate to the pavement. The plot backs onto open fields.

COUNCIL TAX BAND

SDDC - E

DIRECTIONAL NOTE

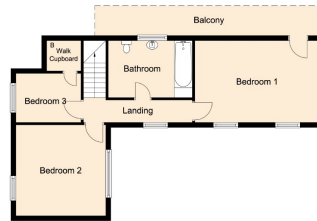
Proceed out of town heading east along the A52 bearing left onto Raynesway continue along the by-pass keeping left towards Shardlow and then turning right into Aston on Trent. At the centre turn right onto Derby Road and proceed out of Aston and into Weston where the property will be located on the right hand side as denoted by our 'for sale' board.

VIEWING

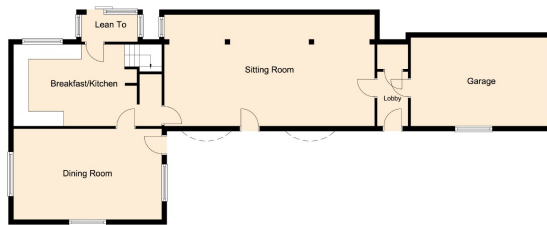
Strictly by appointment through Scargill Mann & Co - Derby office (BA/SE).



First Floor



Ground Floor



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First



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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