



Blanchards Cottage, Trent Lane, Weston-On-Trent, Derby, DE72 2BT

£549,950



A beautifully appointed character property which benefits from far reaching views over Derbyshire countryside benefitting from gas central heating, double glazing, gardens and double garage.



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DIRECTIONS

Leave the A52 at the Chellaston turning and at the roundabout take the turning for Swarkestone. Follow Swarkestone Road and turn left onto the continuation of Swarkestone Road which leads into the village of Weston-On-Trent. After entering the village, turn right onto Trent Lane and at the junction bare left onto the continuation of Trent Lane where the property is situated on the right hand side clearly identified by our "For Sale" board.

The current vendors have spent considerable time and effort in the presentation of this delightful home which must be seen to be fully appreciated. With magnificent views over fields and open countryside, the house benefits from a spacious entrance hall with under stairs storage cupboard and ground floor cloakroom, beautifully appointed lounge with feature fireplace and bi-fold doors leading to the garden. The ground floor is complimented further by a large dining kitchen which has a range of integrated appliances as well as access to the garden. On the ground floor there is a dining room which the current vendors use as a study/office. To the first floor the property benefits from four good sized bedrooms, the master bedroom with an en-suite shower room and there is a large family bathroom with jacuzzi style bath and shower. The property also benefits from an Alarm and CCTV.

Outside the property benefits from an enclosed lawn garden to the rear which is overlooked by a large patio area ideal for entertaining. The property has a gate at the very bottom of the garden which leads to a car standing with access to a large double garage.

Weston on Trent is a highly desirable village in South Derbyshire and benefits from being close to the A50 which provides easy access to the A38, M1 and East Midland's Airport. Both Derby and Nottingham are within easy reach.

The village itself boasts a highly regarded primary school, village hall, the acclaimed Coopers Arms public house and there are delightful walks in the surrounding countryside, especially along the nearby canal. Nearby Aston on Trent offers a further range of amenities including a village shop and further range of pubs.

Viewing highly recommended.

ACCOMMODATION

Entering the property through double glazed front door with side window into:

SPACIOUS ENTRANCE HALL

With galleried staircase leading to the first floor, open shelving with storage cupboard beneath, under stairs storage cupboard and inset ceiling spotlights.

CLOAKROOM

With low level WC, wash hand basin with mixer tap, complimentary tiling, inset ceiling spotlights and tiled floor.

LOUNGE

15'1" x 12'3" (4.60m x 3.73m)

The lounge is beautifully presented to include bi-fold double glazed doors which lead to the rear elevation, feature fireplace with log burning stove set upon a tiled hearth with wooden mantle over. The room has a double glazed window, double radiator, exposed beams to the ceiling and TV point.

DINING KITCHEN

16'2" x 18'8" (4.93m x 5.69m)

The beautifully appointed dining kitchen is the focal point of the property and must be seen to be fully appreciated. The room is fitted to include a range of quality granite work surfaces/preparation areas, wall and base cupboards and there is an alcove with

concealed extractor above a cooking range. (Cooking range may be purchased via separate negotiation). The room has a Belfast style sink with mixer tap beneath a double glazed window overlooking the rear garden and there is an alcove for an American style fridge freezer, useful kitchen drawers, underfloor heating, double glazed French doors leading to the rear elevation and complimentary tiling to the walls and floors. The room benefits from a central island which has storage cupboards and a breakfast bar with space for stools beneath and to the far side of the room there is ample space for a large dining table.

DINING ROOM/STUDY

17'2" x 10'3" (5.23m x 3.12m)

(Maximum measurement)

This particularly versatile room, used by the current vendors as a study, has a decorative feature fireplace with tiled hearth, radiator



and there is a high level double glazed window making the room particularly bright and airy.

TO THE FIRST FLOOR

LANDING

Large landing with radiator and two interlinked smoke alarms.

MASTER BEDROOM ONE

LOBBY AREA

With double glazed window to the side elevation

SHOWER ROOM

7'7" x 5' (2.31m x 1.52m)

Fitted with a modern WC, wash hand basin with mixer tap, shower cubicle with glazed screen, heated towel rail and inset ceiling spotlights. Underfloor heating.

ACCESS FROM LOBBY AREA TO:

BEDROOM AREA

12'4" x 9'8" (3.76m x 2.95m)

The beautifully appointed room has a double glazed window with far reaching views over countryside, decorative feature fireplace, radiator and double wardrobes.

BEDROOM TWO

14'9 x 8'9" (4.50m x 2.67m)

With double glazed window overlooking the garden, double glazed French doors opening to a Juliet balcony with far reaching views, inset ceiling spotlights and radiator.

BEDROOM THREE

11' x 8'9" (3.35m x 2.67m)

With double glazed window to the rear elevation, radiator and access to loft.

BEDROOM FOUR

12'3" x 8'1" (3.73m x 2.46m)

With double glazed window to the rear elevation and radiator.



FAMILY BATHROOM

9'8" x 6'4" (2.95m x 1.93m)

The well appointed room has a modern WC, wash hand basin with mixer tap and jacuzzi style bath with shower over, underfloor heating and dual fuel towel rail, inset ceiling spotlights, backlit alcove shelving and large mirror and a cupboard with boiler providing domestic hot water and central heating.

OUTSIDE

Outside the property benefits from a delightful south facing garden to the rear which is overlooked by a large patio ideal for entertaining. To the far side of the patio is an ideal set aside for a hot tub and there is a central pathway leading to a bottom of the garden where a gate opens to the rear. (Hot tub may be purchased via separate negotiation)

To the rear of the property there is car standing for two vehicles and access to:

DOUBLE GARAGE

15'8" x 15'8" (4.78m x 4.78m)

With electrically operated up and over door, power, electric car charging point, light and personal door.

To property is approached by a shared driveway and there is a pathway leading to the front door.

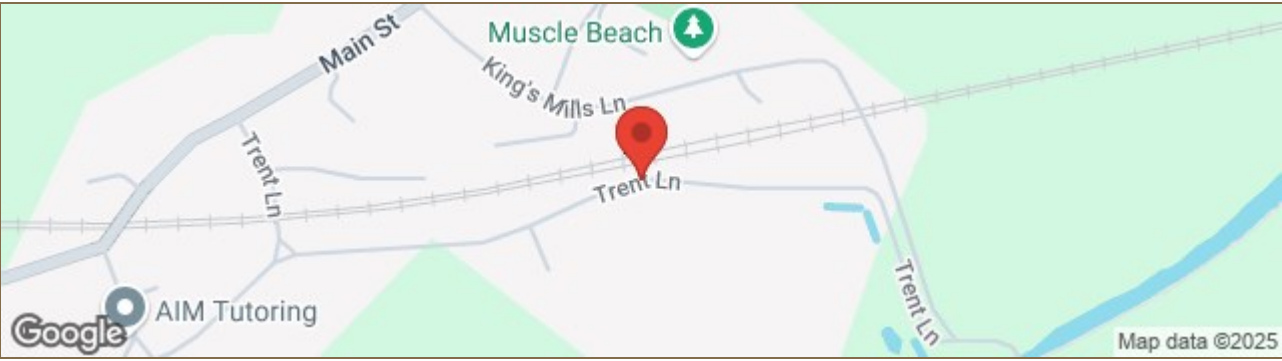
PLEASE NOTE

Prospective purchasers should note that this property is currently let to tenants under an Assured Shorthold Tenancy Agreement. The tenants are due to vacate the property in June 2025.

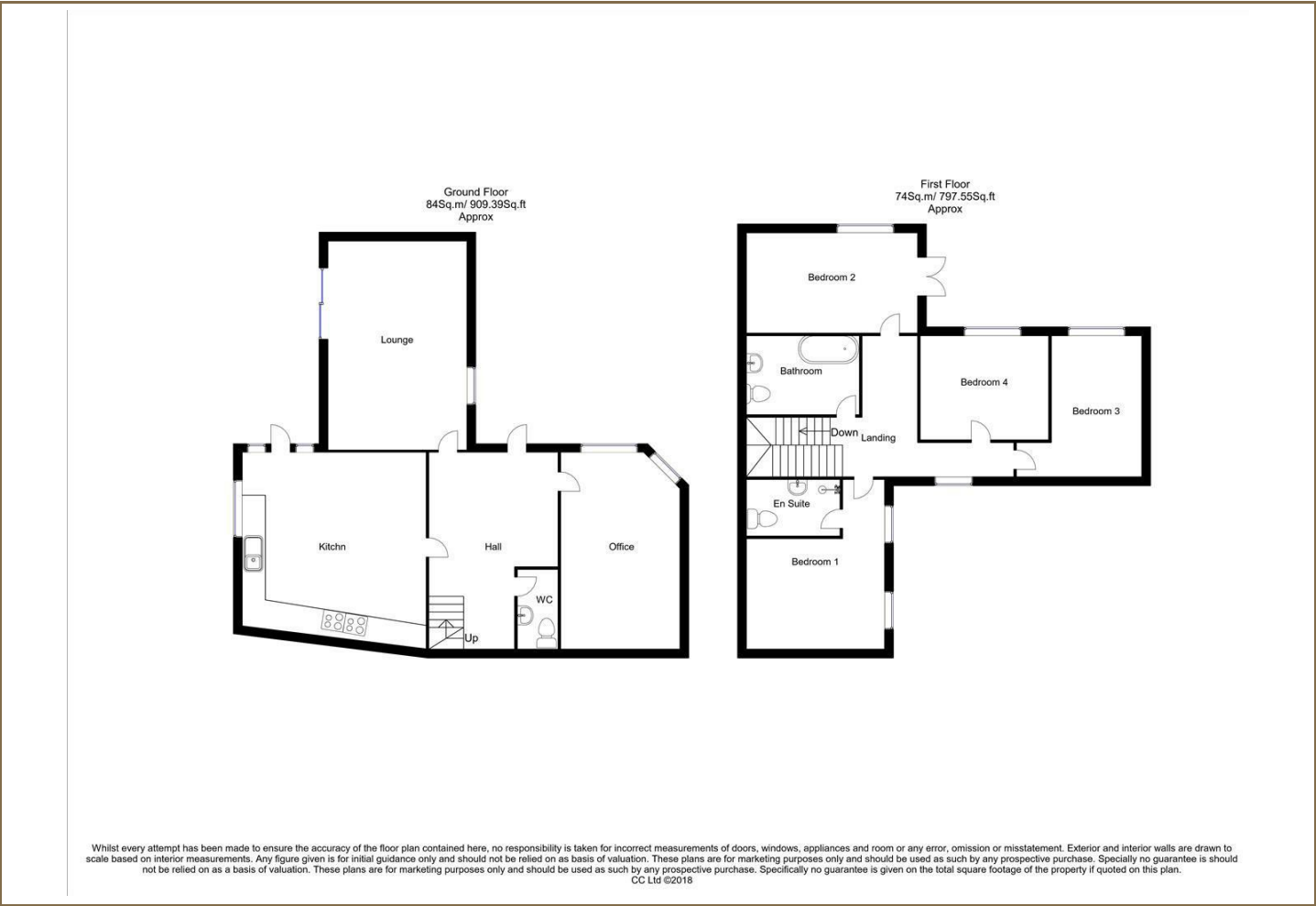
The photographs used in the marketing material were taken before the tenancy commenced and show the landlords furniture.



Road Map



Floor Plan

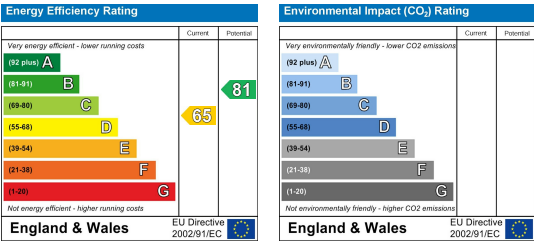


Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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