



Main Street
Weston-On-Trent Derby



Property Description

A fabulous extensive four bedroomed semi-detached home, contemporary in style but abundant in character. You are welcomed into the home via a period porch, elegant door and original Minton tiled flooring which leads you through the house passed the two beautifully designed reception rooms to the impressive open plan dining kitchen, boasting a fabulous light and spacious room, offering bespoke fitted breakfast bar, log burner and beautifully appointed timber French doors out onto the patio area. The kitchen has solid timber bespoke fitted cabinetry with marble worktops. This stylish space offers a generous and versatile space to enjoy. The design and layout downstairs has been thoughtfully designed, with a snug, formal sitting room, cloakroom and open utility and cellar. The stairs are beautifully restored with spindle balustrade and sweeping oak handrail, which leads you to the first floor of which the Master bedroom boasts an en-suite and stunning internal French shutters, there is also a modern luxury bathroom and second double bedroom to this floor. The second staircase also houses storage cupboards beneath that have been cleverly designed to accommodate hanging and draw space. Leading to the top landing, again another open style storage space has been designed, with two almost identical double bedrooms off, both rooms have open beamed ceilings and fabulous views from the window.

Entrance Hallway

26' 3" x 5' 11" (8.00m x 1.80m)
To the front of the property is a gravelled shared driveway providing off road parking, which leads down the side of the property to the detached garage. A secure gate gives access to the private, enclosed, terraced rear garden with a patio area, lawn, flowerbeds, walled boundaries and greenhouse.

Lounge

14' 3" x 13' (4.34m x 3.96m)
Having timber double glazed bay sash window with fitted French shutters, exposed timber flooring, stone mantle, log burning stove, stone hearth and Victorian covings.

Family Room/ Snug

13' 5" x 12' 1" (4.09m x 3.68m)
Having an open fireplace with stone hearth, built-in cupboards, a radiator and engineered oak flooring.

Kitchen/ Diner

23' 7" x 16' 6" (7.19m x 5.03m)
Having a range of base and wall units with granite work surfaces over, island bar with seating, engineered oak flooring with underfloor heating, a radiator, tiled splashbacks, integrated dishwasher, free standing range gas cooker with gas hob and extractor, free-standing Smeg fridge freezer, Belfast double sink with chrome mixer tap over, three Velux sky lights, two timber double glazed French doors leading to the patio and spot lights.

Cloakroom/ W.C

Having engineered oak flooring, inset spot lights, low level W.C, vanity wash hand basin with chrome mixer tap over.

Cellar

Having electrics, lighting and feature single glazed windows.

First Floor Landing

Having a balustrade landing with stairs off to the second floor, understairs storage area and doors off to:-

Master Bedroom

13' 1" x 12' 3" (3.99m x 3.73m)
Having timber double glazed sash window to the front elevation with French shutters, a radiator and door to the en suite.

En Suite

Having exposed timber flooring, timber double glazed sash window with French shutters, double walk-in shower with glazed screen, low level W.C, vanity wash hand basin with chrome mixer tap over and vertical radiator.

Bedroom

13' 4" x 12' 1" (4.06m x 3.68m)
Having timber sash double glazed window to the rear elevation, a radiator and coving to the ceiling

Bathroom

Having inset spot lights, timber double glazed window to the rear elevation, free-standing with Victorian mixer tap with shower attachment, high level W.C, towel radiator, exposed timber flooring, double walk-in shower with glazed screen and electric shower over, partly tiled walls, bespoke fitted double wash hand basin with mixer taps over and cupboard housing the boiler.

Second Floor Landing

Having glazed balustrade, UPVC double glazed window to the side elevation and fitted

storage area.

Bedroom

11' 9" x 10' 4" (3.58m x 3.15m)
Having double glazed aluminium window to the front elevation, a radiator, eave storage cupboard and exposed beam.

Bedroom

11' 6" x 10' 1" (3.51m x 3.07m)
Having double glazed aluminium window to the rear elevation with field views, a radiator, eave storage and beam to the ceiling.

Outside

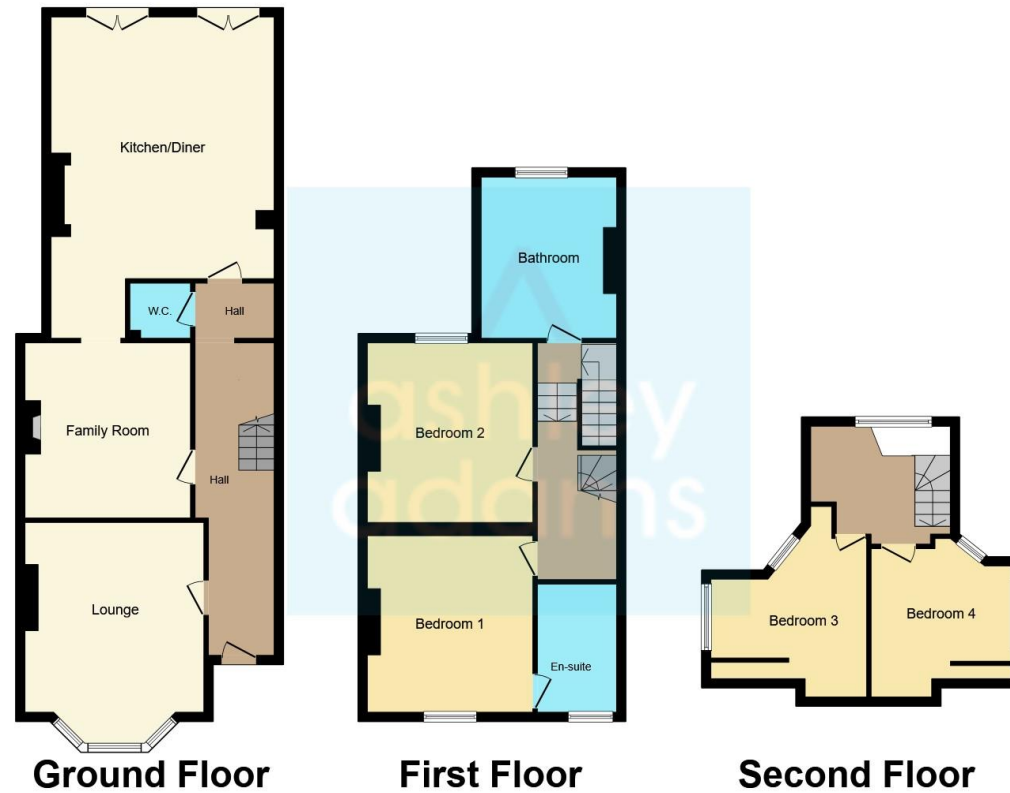
The stunning Villa is set back from the road with off road parking, which leads down the side of the property as a shared driveway leading to the detached garage. A secure gate gives access to the private, enclosed, terraced rear garden with a patio area, lawn, flowerbeds, walled boundaries and greenhouse.

NOTE: The driveway is shared, there is off road parking for one car but there is adequate on street parking directly outside the property.









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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EPC Rating: D

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Property Ref: MEL205048 - 0008