



The Old Station House Trent Lane
Weston-On-Trent Derby

The Old Station House Trent Lane Weston-On-Trent Derby DE72 2BT

for sale
£374,000



Property Description

An individually designed and built two double en suite bedroom detached character cottage, which has been re-built from materials of a former Victorian ticket office and formerly being The Old Waiting Room. The property has been extended to the side to provide a large particularly useful porch area and has a gas fired central heating system, double glazing, contemporary accommodation and stunning cottage garden. In brief this delightful properties accommodation comprises:- entrance hall with ground floor cloakroom, full length lounge with a feature contemporary fireplace, dining/living/kitchen being comprehensively equipped with quality high gloss fitted units, integrated appliances, central island and granite work surfaces and adjacent living/dining area, again with wooden stripped flooring, large side porch with upvc double glazed door to front. To the first floor are two well proportioned double bedrooms, both with deep built in wardrobes and luxury en-suite facilities. Outside to the front of the property is a stunning well stocked cottage garden with a wealth of features and well stocked borders and seating areas. Beyond the front boundary is an off road parking area for two vehicles with power sockets.

Entrance

Front panelled half glazed entrance door leading to :-

Entrance Hall

Having open staircase off to the first floor with feature tiling. All the ground floor has stunning exposed and stained wooden floor boarding. Vertical panelled radiator and panelled door off to :-

Cloaks/Wc

Having low level WC, wash hand basin, part panelled walls, central heating radiator, fuse box. Panelled door off to:-

Lounge

24' 3" x 11' 7" (7.39m x 3.53m)

Super, spacious room with two double glazed sash windows to the front elevation, having two cast iron period style radiators, feature fireplace incorporating open grate cast iron fire with a polished backplate and raised decorative hearth, two Velux rooflight windows to a high sloping ceiling to the end of the living room area which adds a particular feature to the room. Having four wall light points - two of them feature wall lights and two uplighters to the room.

Open Plan Kitchen/Diner

Dining Area

11' 3" x 8' 4" (3.43m x 2.54m)

Having two feature sash UPVC double glazed windows to the front elevation giving aspect over the garden, cast iron contemporary radiator, the stunning flooring continues through from the hall. Wide opening to:-

Kitchen Area

15' 5" x 12' 11" (4.70m x 3.94m)

Fitted with a range of high gloss matching base and wall units, feature centre island, granite work surfaces, mosaic tiled splashbacks. The island incorporates breakfast seating with storage beneath, open wine racks, two electric fan assisted ovens fitted to the island with four burner gas hob, extractor hood and griddle plate. Having downlighting to the extractor, stainless steel single drainer sink unit with chrome mixer tap over, free standing appliances which, offer dependent, can be included: Free standing washing machine, tumble dryer and dishwasher. Concealed to a full height unit is the boiler, which is three years old, fitted to unit with storage beneath. Having two double glazed Velux roof light windows, built to extra height sloping ceiling, which adds a particular feature to the cooking area part of the kitchen. Having a free standing American style fridge

freezer, further central heating radiator, integrated to full height units, inset spotlights to the ceiling, half glazed timber door giving access to:

Sumptuous Porch

15' 4" x 7' (4.67m x 2.13m)

Suitable for a variety of uses, it has an insulated roof and is built in brick with double opening UPVC French doors to the front giving easy access in to the area, ceramic tiled flooring, further UPVC double glazed door and UPVC double glazed window to the rear elevation, two double glazed roof light windows, inset spotlights to the ceiling, having exposed brick to one wall, access to electric and gas meters.

First Floor Landing

Full height ceiling on the landing, which is a particular feature of the property, open spindle balustrade, study area to the landing with double glazed Velux roof light window over, fitted desk area.

Bedroom One

11' 8" x 10' 7" (3.56m x 3.23m)

Having two double glazed roof light windows to the front elevation, opaque glazed window to the side elevation, exposed and varnished floor boarding, contemporary radiator, two uplighters and panelled door to a built in wardrobe with three hanging rails plus an additional four hanging rails for storage if needed, panelled door off to:-

Ensuite Bathroom

Generous size having two double glazed roof light windows to the rear elevation, bath inset to a mosaic tiled enclosure, mirror door cabinet with wall light over, circular glazed wash hand basin on a chrome pedestal with chrome mixer tap over, corner glazed shower cubicle with a bifold glazed door and a mains shower over, low level WC, central heating radiator, vinyl floor covering.

Bedroom Two

10' 11" x 8' 4" (3.33m x 2.54m)

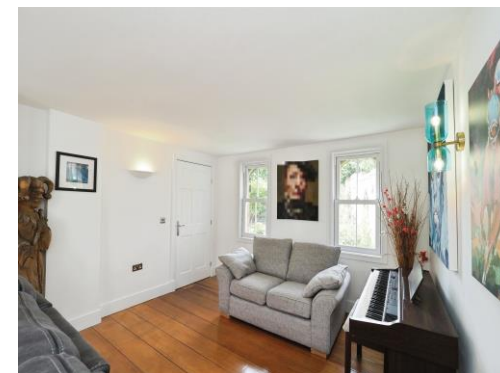
Having two double glazed roof light windows to the front elevation, varnished floor boarding continues through from the landing, contemporary radiator, panelled door giving access to a deep wardrobe with triple hanging rails and light for clothes storage, further panelled door to:-

Ensuite Bathroom

Having a bath fitted to a tiled enclosure with a chrome mains mixer bath/shower attachment and glazed screen, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level WC, central heating radiator, one feature tiled wall, the rest is mosaic tiled, double glazed roof light window and the floor boarding continues through.

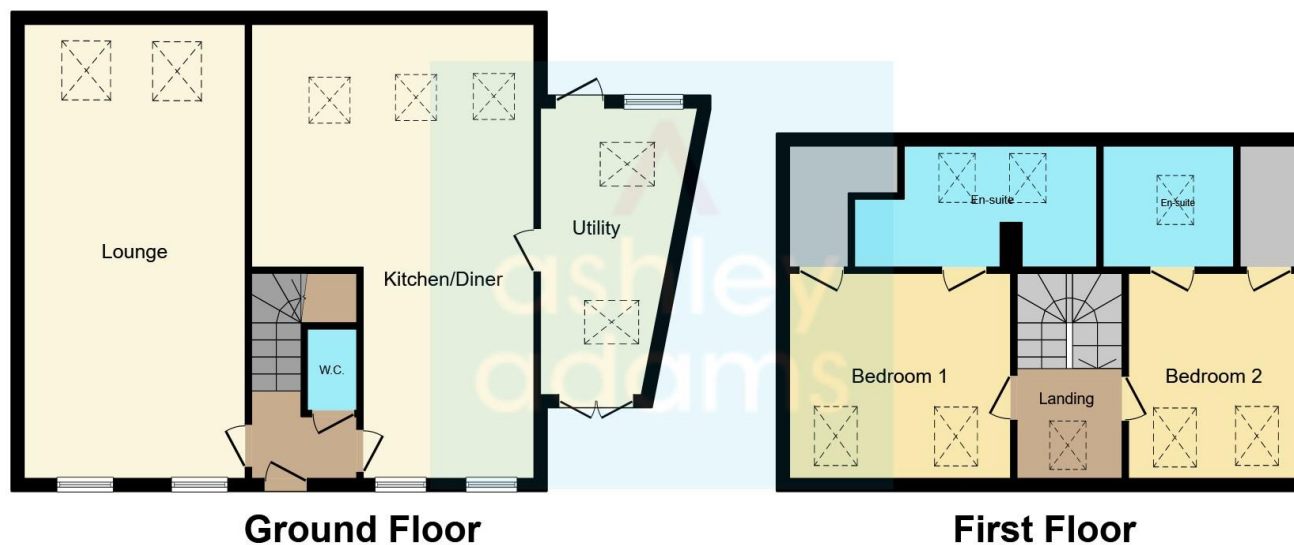
Outside

Having a stunning walled garden which is particularly private and beautifully landscaped, having rope edged borders inset with shrubs, soft fruit trees and barked borders for ease of maintenance. A cobble path leads from the front gate down the garden to the front door area where this a black and terracotta tiled area to the front door. There are slate chipped borders around the front and to the side access door, outside tap, outside feature lighting goes all the way round the garden, having a feature arch with further lighting over. Beyond the front gate is a driveway providing off road parking for two vehicles part tarmacked and part gravelled. There is a double electric outside power point for charging and a raised barked border to the side inset with shrubs. There is a further area beyond the boundary wall which is fenced leading to the side of the property providing further storage if needed.









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

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