





**** FOUR BEDROOMS, FAMILY BATHROOM & EN SUITE WET ROOM ****

This impressive extended family home is situated in the highly sought-after village of Willington and offers spacious and versatile accommodation throughout. The property briefly comprises an entrance porch and hallway, a generous lounge/diner, fitted kitchen, ground floor bedroom with en suite wet room, providing flexible living options for growing families or multi-generational living. To the first floor are three further bedrooms and a family bathroom. Externally, the property benefits from front and rear gardens along with a gated driveway providing off-road parking.

Willington is a popular Derbyshire village offering a range of local amenities including shops, pubs, cafés, schooling, and excellent transport links. The village benefits from its own railway station with direct routes to Derby and Birmingham, whilst also providing easy access to the A38, A50, and major road networks. Surrounded by attractive countryside and canal walks, Willington combines village charm with excellent commuter convenience.



ABODE
SALES & LETTINGS

PORCH

Entrance door into the porch with a door into the hall.

HALL

Walk in storage cupboard, stairs to the first floor and doors to -

LOUNGE DINER

Upvc double glazed bay window to the front and a window to the rear, two radiators and a door to the kitchen.

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven and hob, plumbing and space for washing machine and space for a fridge freezer. Upvc double glazed window and door to the rear, under stairs storage area.

BEDROOM

Upvc double glazed window and a radiator.

WETROOM

Electric shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

FIRST FLOOR LANDING

Airing cupboard, loft access, upvc double glazed window and doors to -

BEDROOM

Upvc double glazed window to the rear and a radiator.

BEDROOM

Upvc double glazed window to the front and a radiator.



BEDROOM

Upvc double glazed window to the front and a radiator.

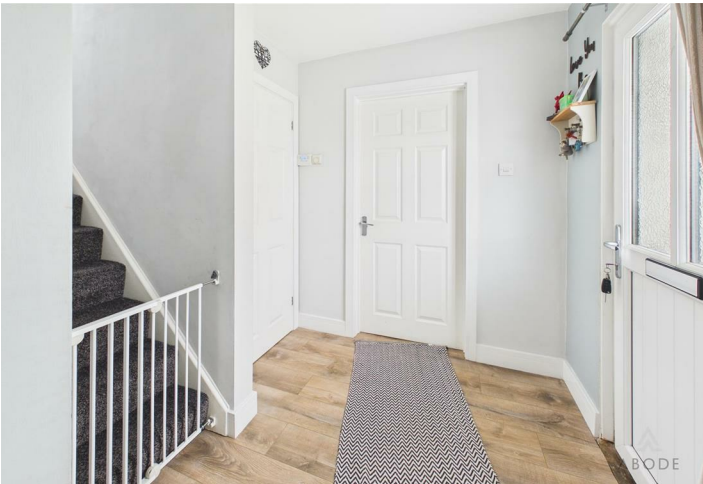
BATHROOM

Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, radiator and upvc double glazed window.

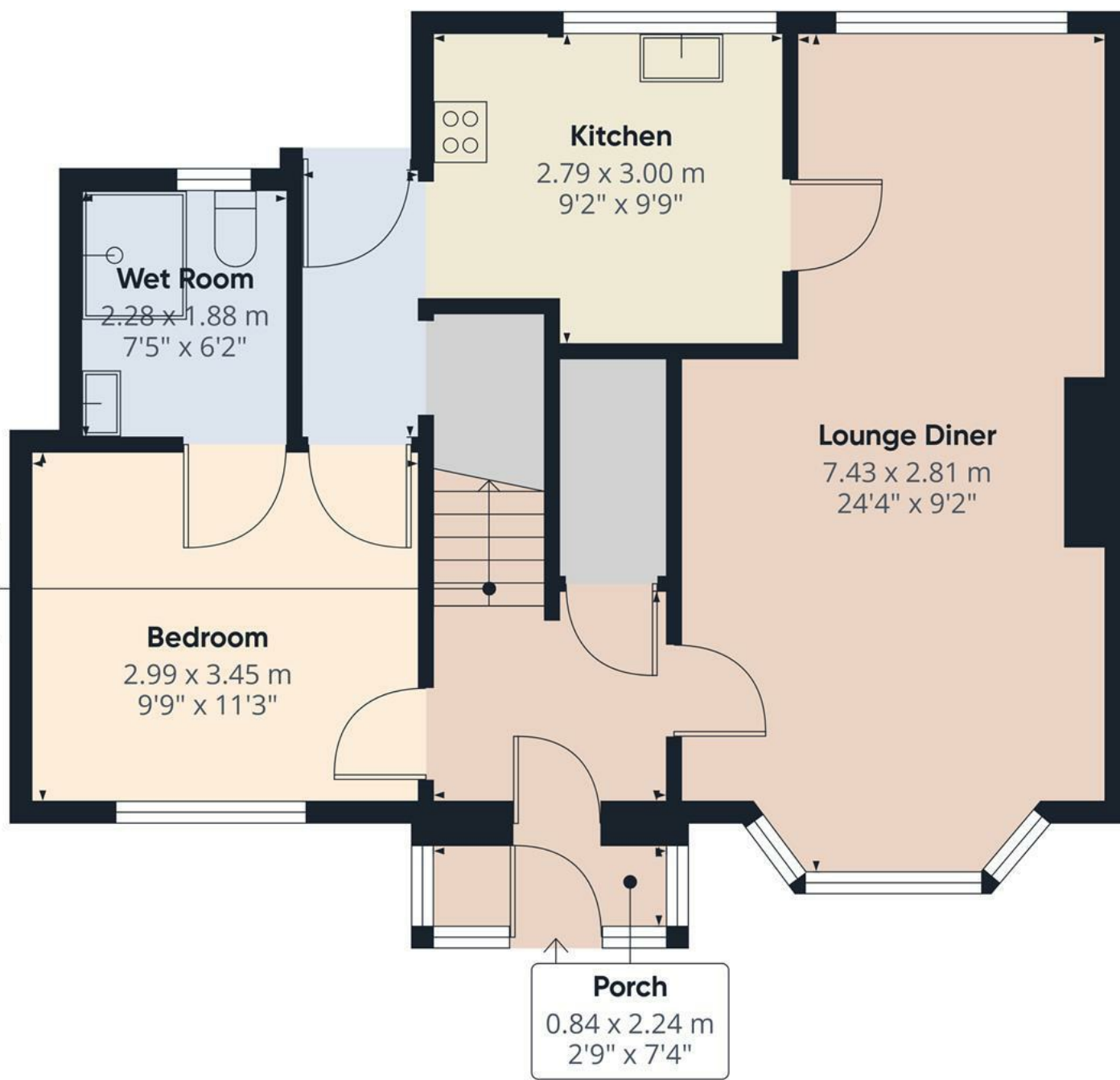
OUTSIDE

Gated drive for a number of cars, lawn and side gated access to the enclosed rear garden offering a lawn, paved seating areas, summer house and garden shed.









Hallway
1.97 x 1.94 m
6'5" x 6'4"

Wet Room
2.28 x 1.88 m
7'5" x 6'2"

Kitchen
2.79 x 3.00 m
9'2" x 9'9"

Lounge Diner
7.43 x 2.81 m
24'4" x 9'2"

Bedroom
2.99 x 3.45 m
9'9" x 11'3"

Porch
0.84 x 2.24 m
2'9" x 7'4"

Approximate total area⁽¹⁾
59.3 m²
638 ft²

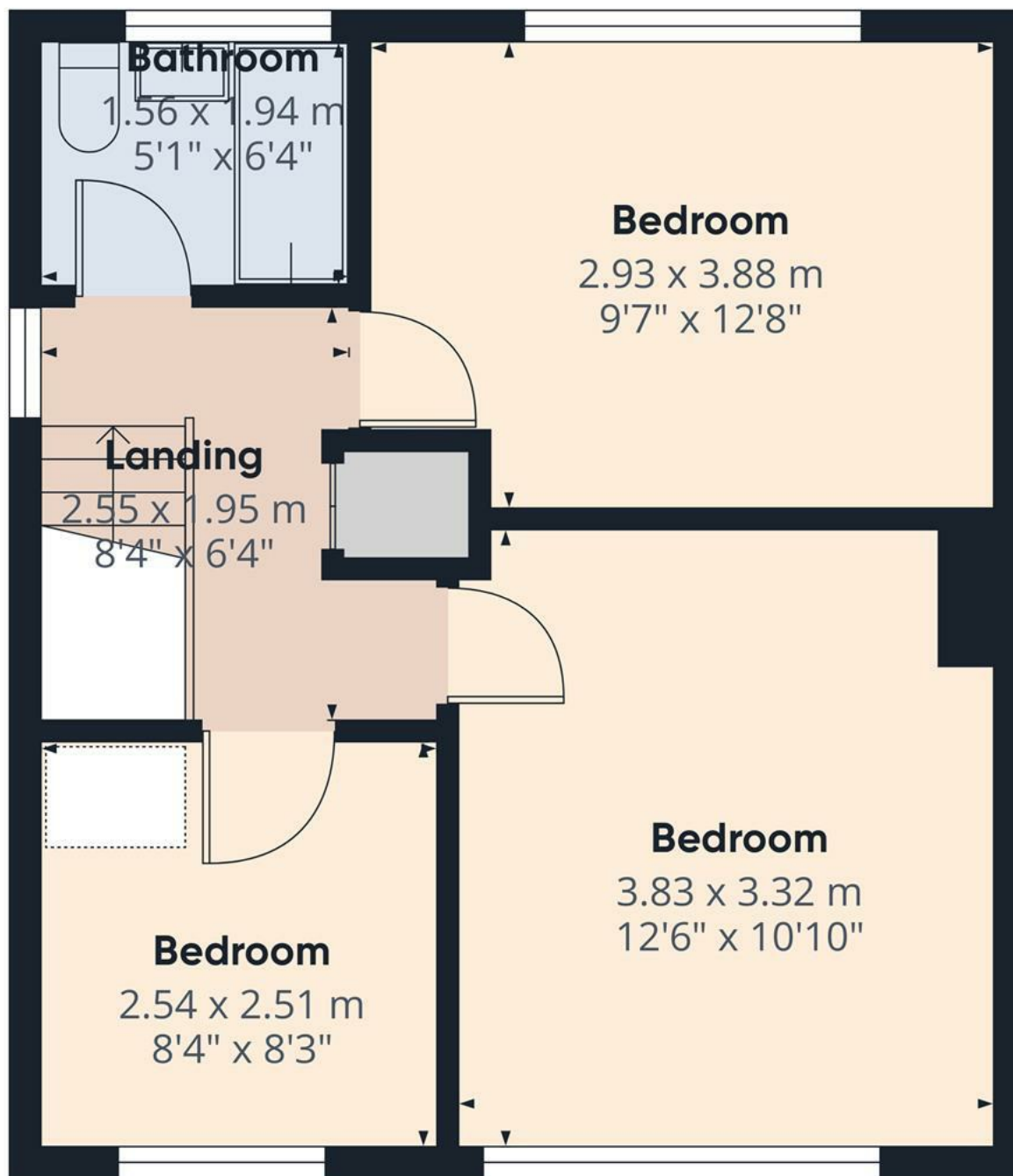
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



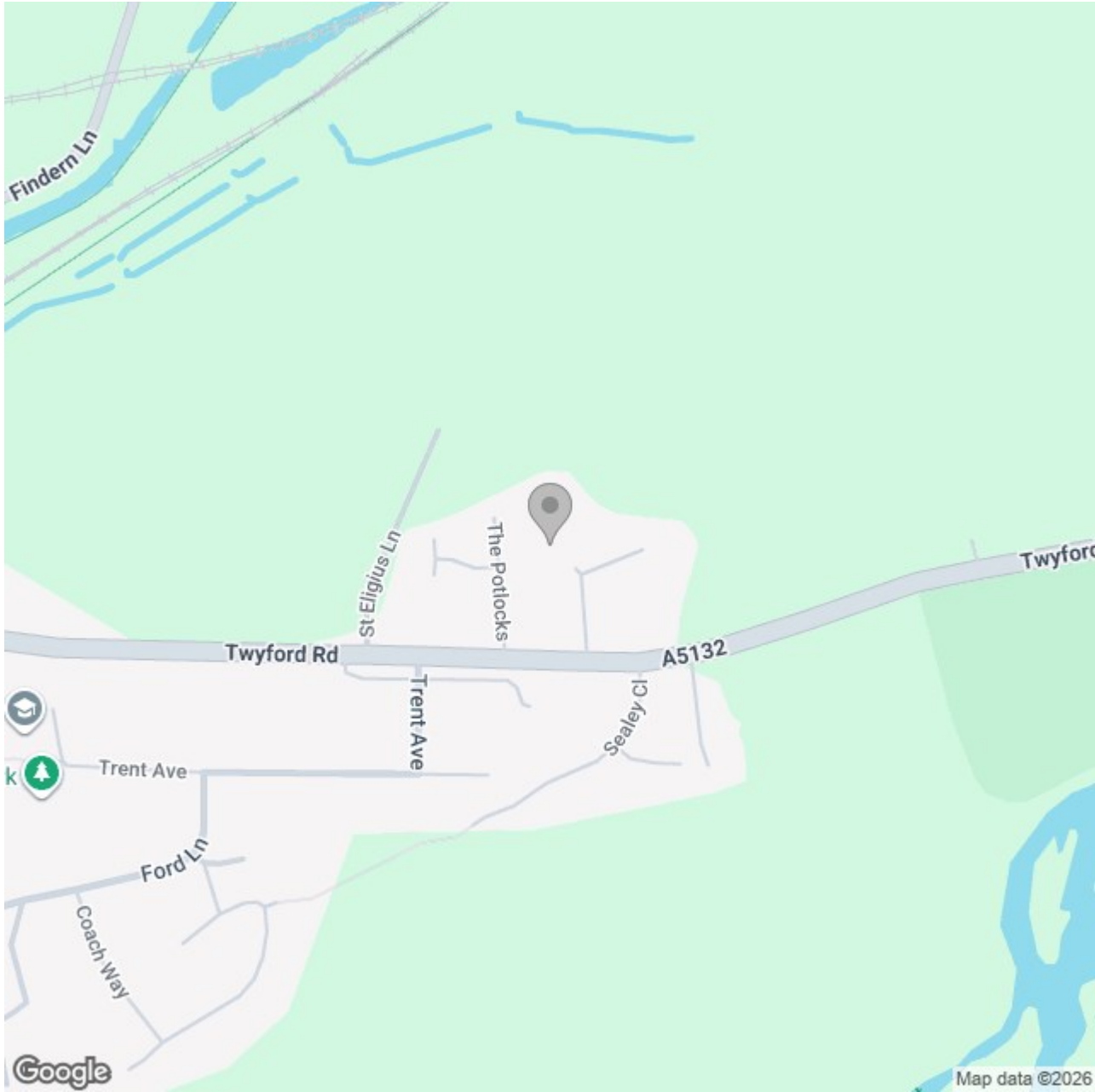
Approximate total area⁽¹⁾

37 m²
398 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC