

# Etwall Road

Willington, Derby, DE65 6DX

John German










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£800,000



This elegant Grade II listed Georgian home dates back to circa 1727 and enjoys a wonderful 0.46 acre garden plot with fabulous views. The character accommodation is spread over four floors extending to approx. 2812 sq.ft, set in a highly convenient location.



Immerse yourself in classic Georgian architecture within this Grade II listed home standing on a wonderful 0.46 acre garden plot. It is perfectly placed for commuters with the nearby A38 and A50 linking the nearby centres of Nottingham, Burton, Birmingham, Derby, Lichfield and East Midlands/Birmingham airports.

The owners have transformed this handsome residence into a stylish family home whilst carefully retaining the original design, charm and character features.

Entrance to the property is via a pillared porch where a door opens into the central hallway with staircase rising to all floors. A latch door opens to stone steps that lead down to a superb cellar comprising three rooms all featuring vaulted ceilings. A central hall leads to a cosy snug/den, home office and a useful store.

The lounge is immersed in light courtesy of a large front bay window and additional rear facing window together with a focal point fire surround. From here a door leads into the extension that has created a sitting/dining room offering potential as a family room or study, with French doors out to the rear garden.

At the heart of the house is a stunning kitchen/dining room that is beautifully fitted with a comprehensive range of cream base, drawer and eye level units complemented by granite work surfaces with a matching island unit. There is an integral oven and hob in addition to a two oven Aga set within a chimney breast and a Belfast style sink set below a side facing window. Wood effect flooring runs throughout and a large picture window makes a perfect space for a dining table, ideal to sit and enjoy views over the garden and beyond.

Off the kitchen is a useful utility room with additional appliance space and a window to the side. Completing the ground floor is a two-piece guest's WC.

On the first floor a split level characterful landing has a front facing window. The generous master bedroom has dual aspect windows enjoys some lovely views, a focal point fireplace and the luxury of its own en suite shower room.

Across the landing is another large double sized bedroom, again with dual aspect windows. The family bathroom offers a modern three-piece suite, half height tiled walls and a chrome towel radiator.

Back to the landing and ascend the stairs to the second floor that has two further large double bedrooms sharing a 'Jack and Jill' en suite shower room. There is also a further fifth bedroom, currently used as a dressing room. This floor would be perfect for teenagers or guests.

Standing on a fabulous garden plot of approx. 0.46 acres including extensive lawns, patio areas, mature trees, established beds and borders.

The property is located on a select development at Hill Farm comprising this Georgian home and other barn conversions, approached via electric gates opening to a private drive serving all of the properties. The property has its own generous four car driveway to the rear alongside a garage located in a separate block plus additional visitor parking available.

Notes: One of the holly trees has a Tree Preservation Order. There is a service/maintenance charge in the region of £300 per annum to cover maintenance of gates, septic tank and communal gardens/areas.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Drainage is via a septic tank that serves three properties in total. Mains water, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/20052022

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band G















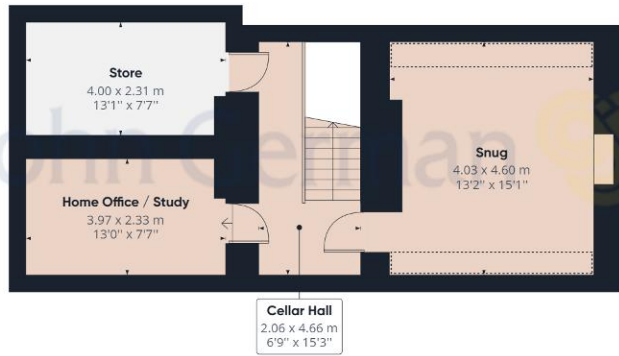




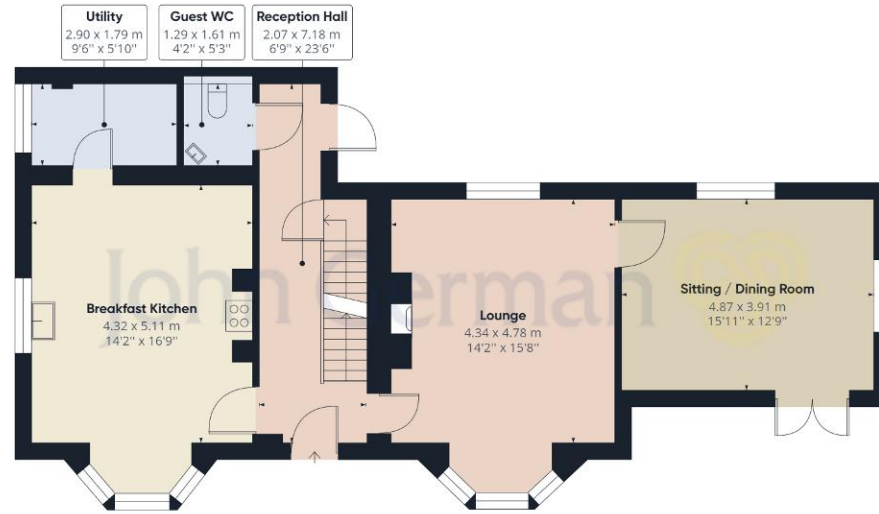








Floor -1 Building 1



Ground Floor Building 1

Approximate total area<sup>(1)</sup>

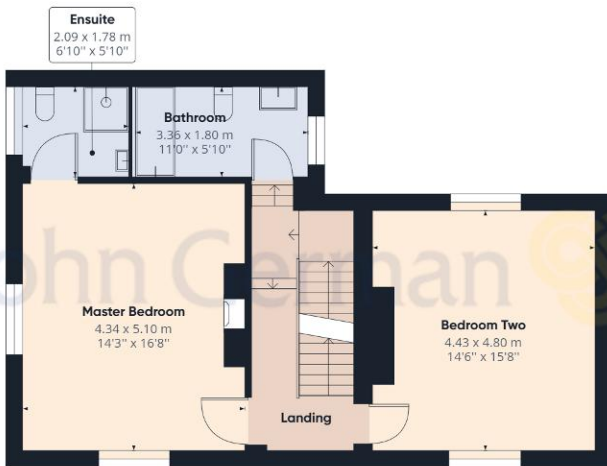
2812.17 ft<sup>2</sup>

261.26 m<sup>2</sup>

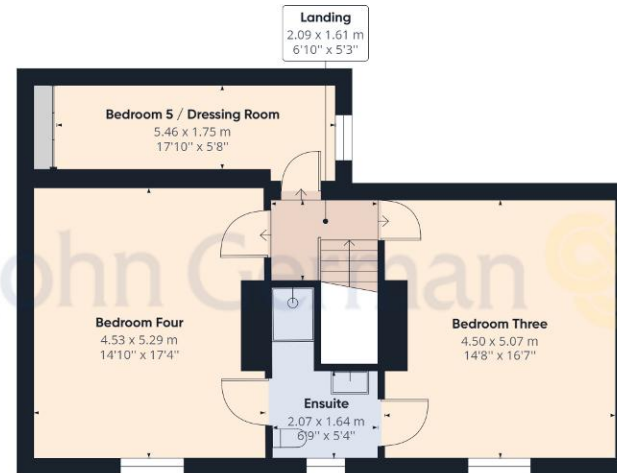
Reduced headroom

41.22 ft<sup>2</sup>

3.83 m<sup>2</sup>



Floor 1 Building 1



Floor 2 Building 1

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

EPC NOT REQUIRED – PROPERTY IS GRADE II LISTED



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