

# Orchard Close

Willington, Derby, DE65 6DJ

John German









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£345,000

An exceptional semi detached home offering a huge amount of space located in a cul de sac backing onto woodland, ideally placed for the A38.



Situated in the sought after village of Willington is this spacious and extended family home. The village has a good range of amenities including a train station, various pubs, Willington Marina, various surrounding walks and excellent access to the A38 linking Burton, Derby and Lichfield.

Accommodation - Step inside the character hall with an exposed brick wall, skylight and stairs to the first floor.

At the front is a cosy lounge with focal point fireplace and a useful under stairs storage cupboard.

The highlight of the ground floor is the open plan kitchen/dining/living room perfect for families and entertaining. The kitchen has a range of base, drawer and wall units with contrasting worktops over, space for a range cooker and complementary tiled splash backs. There is space for both soft seating and a dining table, and double doors lead out to the rear.

Leading off the kitchen is a separate home/office, ideal for those working from home with a tiled floor and side facing window. There is preparation in the room for a ground floor wet room, should a buyer wish to convert.

Completing the ground floor is a useful utility room with additional appliance space and door to the rear garden.

On the first floor there are four bedrooms, the master bedroom has the luxury of a dressing area with built in double wardrobe and its own en suite shower room.

Bedroom two extends to the full width of the front of the home and completing the first floor is the contemporary bathroom that has been refitted and upgraded having a roll top bath, vanity unit with inset wash basin and concealed WC plus a chrome ladder radiator and modern tiled walls.

The lovely rear garden has a paved terrace ideal with outdoor dining having an artificial lawn beyond plus a covered seating area located at the bottom of the garden. It also benefits from backing onto woodland creating a pleasant backdrop.

To the front is an expansive driveway providing plentiful parking with shaped gravelled planting bed and a car charging point.

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

**Services:** Mains water, drainage, 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)

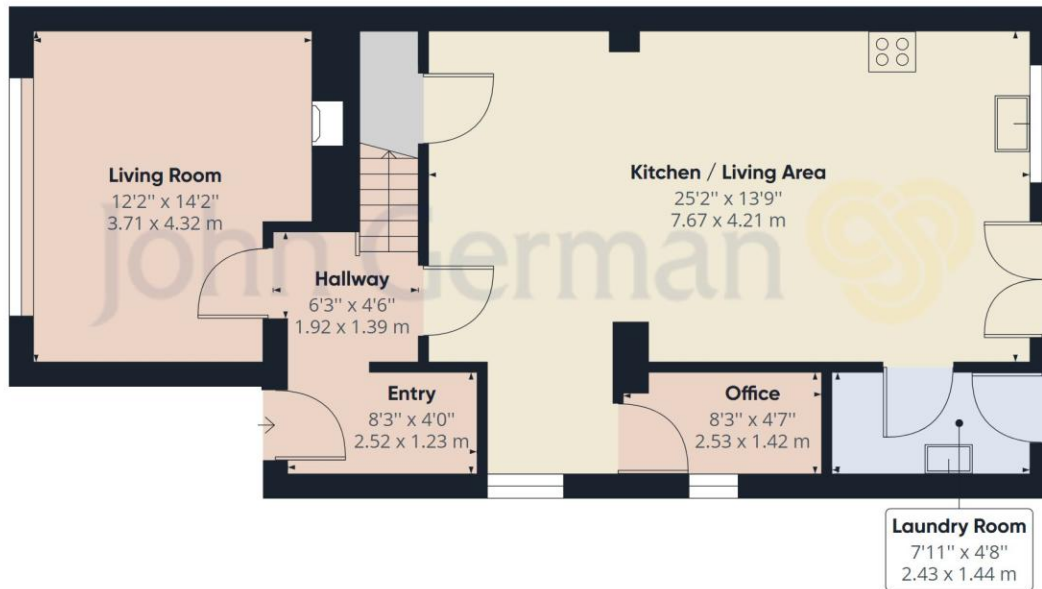
**Our Ref:** JGA/19062023

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







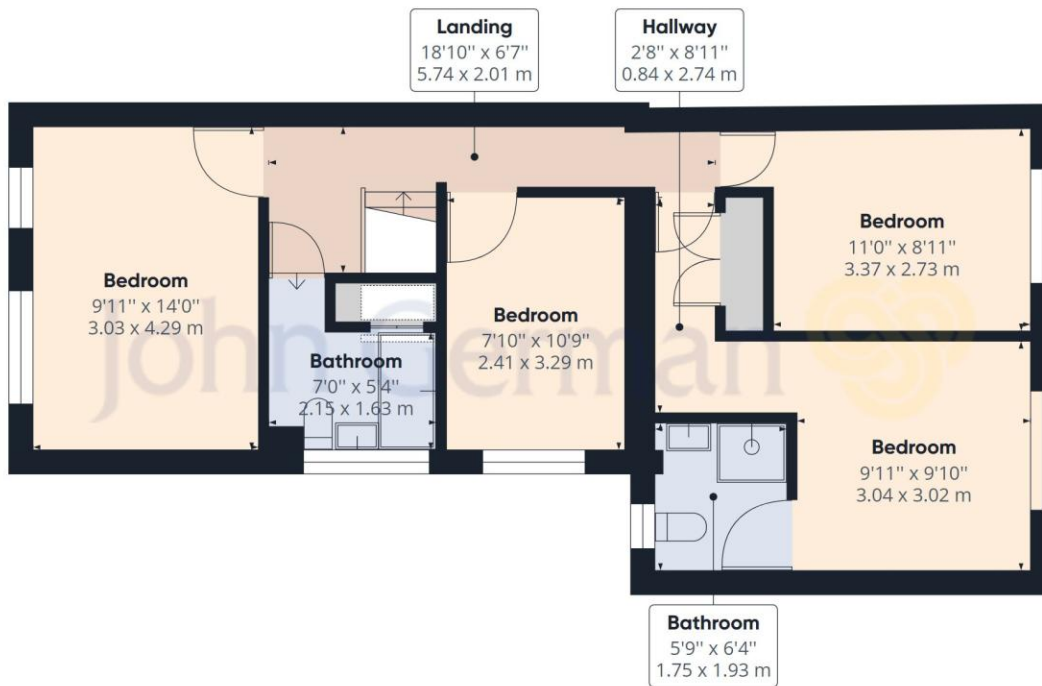


Ground Floor

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

1352.31 ft<sup>2</sup>

125.63 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

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### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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