

Old Hall Drive

Willington, Derby, DE65 6DT



Set in a perfect village location with popular pubs, train station and shops, is this lovely link detached bungalow in a quiet cul de sac setting with canal and river side walks close by and the benefit of no upward chain.

£260,000

John German 

Situated in the sought after South Derbyshire village of Willington is this link detached bungalow. Willington offers the perfect blend of village location together with amenities and facilities all in easy walking distance, including two popular pubs, train station, useful Co-op convenience store and the popular Mercia Marina resort with a range of boutique stores and places to eat in a canal side setting. Willington is ideally situated for the A38 providing excellent links to the nearby centres of the city of Derby, Burton-on-Trent and beyond.

There is a good size driveway to front with a gravelled front garden and carport giving access to a side entrance door which opens into the hallway with doors leading off.

To the front of the bungalow, there are two bedrooms. The master is a particularly generous double with fitted wardrobes across one wall with further storage cupboards over and window framing views across the cul de sac. Bedroom two is also a well proportioned bedroom and has the same views to front.

Both bedrooms share a smart shower room comprising good sized shower cubicle with glazed screen, close coupled WC, wash hand basin and fitted storage cupboard.

There is a spacious lounge/dining room with fire surround providing the focal point, patio doors opening out to the rear garden and a door leading to the kitchen.

The kitchen is equipped with a range of base and eye level units with work surfaces over, space for appliances, sink and drainer unit, window framing views across the rear garden, wall mounted Worcester gas central heating boiler and door to a useful side porch with additional appliance space, fitted storage cupboard and door opening out to the rear garden.

The rear garden is generously sized with shaped lawns and a mixture of paths, planting beds and a useful timber shed providing storage at the top of the garden.

The bungalow is at a point where it is ready for cosmetic modernisation, perfect for a buyer to renovate in their own style and sold with the advantage of no upward chain.

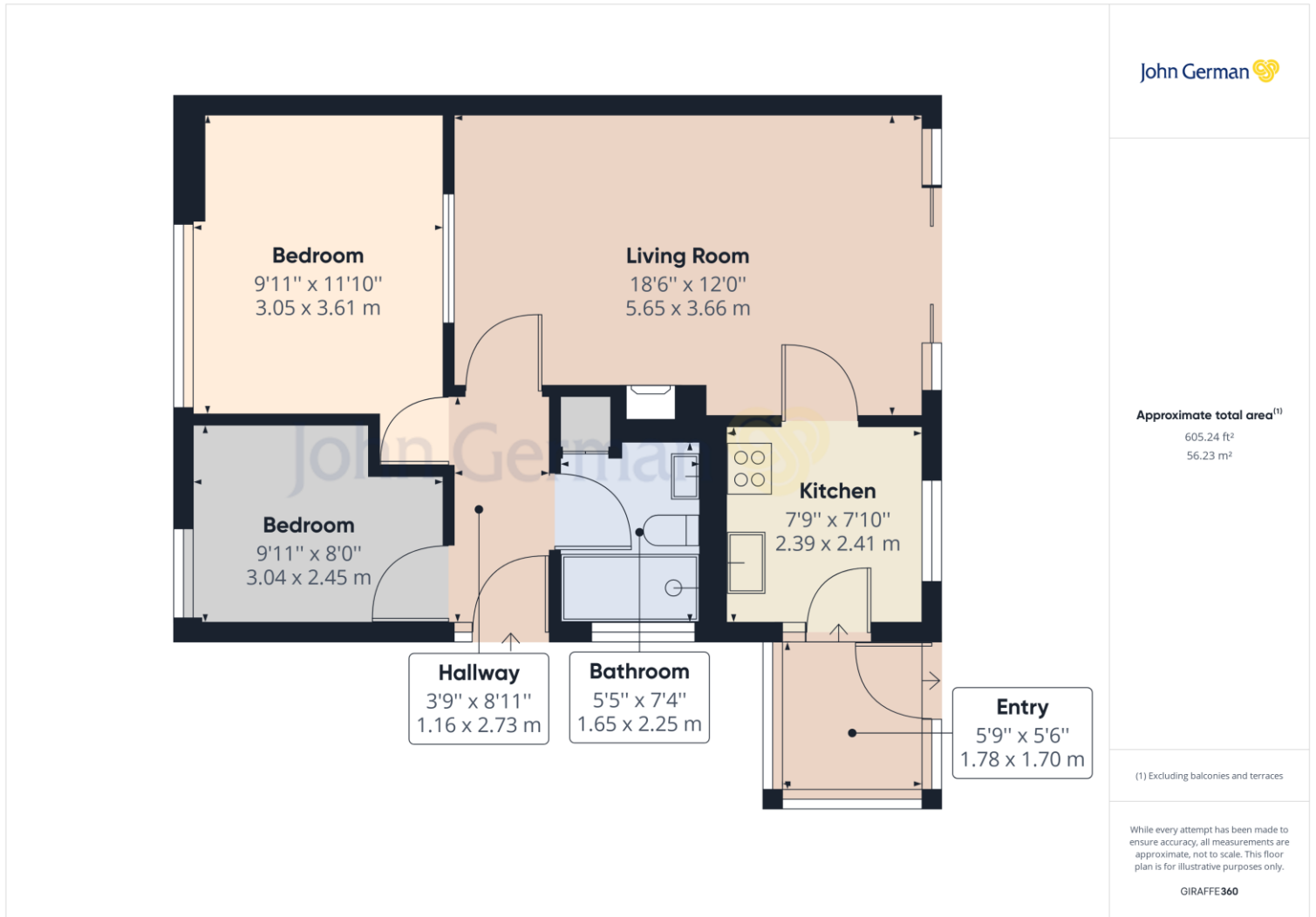
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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
www.southderbyshire.gov.uk

Our Ref: JGA/12072023

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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