

# Willington Road

Etwall, Derby, DE65 6NR

John   
German




JOHN PORT CLOSE  
(CUL-DE-SAC)



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Etwall, Derby, DE65 6NR

£365,000

The image shows a bright, modern interior. On the left, a dining table with four wooden chairs is set under a three-bulb chandelier. A large window with light-colored curtains looks out onto a green garden. In the center, a brick fireplace with a mirror above it is flanked by a TV on a wooden stand and a small table with a lamp. To the right, a blue sofa is positioned on a light-colored rug. The walls are a neutral cream color, and the ceiling has recessed lighting.

Situated on a wonderful and generous corner plot is this extended, detached, three-bedroom family home with two driveways, detached garage, two reception rooms, fitted kitchen, bathroom and shower room. This property has the benefit of a new, central heating boiler.

No upward chain.

Available with the advantage of no upward chain, this attractive, detached home enjoys a corner plot in the established, sought after village of Etwall. The village is popular for its John Port School catchment together with providing a range of amenities, such as, a village store, pharmacy and post office. The village has excellent transport links via the A38 and A50 to Derby, Nottingham, Birmingham and beyond.

The house boasts a driveway at the front and a second driveway leading to a detached, single garage at the rear. A front entrance door opens into the reception hall with stairs to the first floor.

The first of the reception rooms is an impressive, extended lounge with front facing picture windows. Double doors open to a generous dining room which includes patio doors out to the rear garden.

The kitchen is fitted with a range of base and eye level units with work surfaces over a rear facing window overlooking the garden. The garden can also be accessed via a door which leads out to the side of the property. The kitchen has the benefit of a newly installed, gas central heating boiler improving the energy efficiency of the home. The appliances within the kitchen are to be included in the sale.

Off the hall is a useful utility room plus a ground floor shower room fitted with a three-piece suite.

The property has a double height stairwell which includes a spacious half landing. On the first floor, there are three bedrooms. Two of these bedrooms are impressive, double sized rooms and bedroom three is a comfortable sized, single room. Completing the accommodation is a family bathroom also fitted with a three-piece suite.

The property encompasses a large front and side garden with a mature tree (subject to a TPO). The rear garden contains shaped lawns surrounded by mature borders and a pathway leading to the rear driveway and aforementioned detached garage.

The property is offered with the advantage of no upward chain.

**Note:** Sale is subject to grant of probate.

**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.

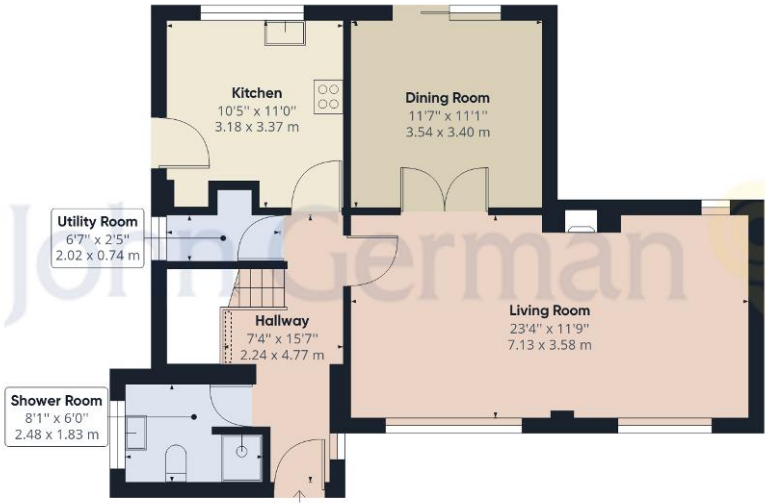
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/14082023

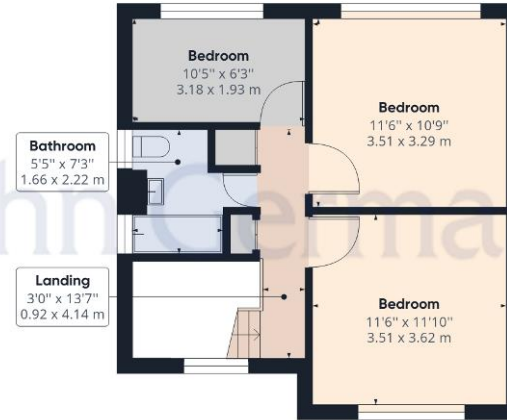
**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band E







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1280.73 ft<sup>2</sup>

118.98 m<sup>2</sup>

**Reduced headroom**

2.87 ft<sup>2</sup>

0.27 m<sup>2</sup>

(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.

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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		
69-80	C		76 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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