

# Churchside, Willington

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Offers over

£300,000



This property at a glance:



Watch the video

# Church Street, Willington



## Sam says:

"This house has such a homely feel to it, it is situated on a fantastic corner plot with a lovely front and back garden and driveway parking leading to a single garage. Having had a kitchen extension, the home now has two reception rooms, one to the front and one to the back overlooking the garden through sliding patio doors. Upstairs there are two double bedrooms, one single and has a modern bathroom with a P shaped bath. The current owner has loved living here and i can see why!"

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**Did you spot...**

That it is situated on a fantastic corner plot?



## A message from the seller:

"I have lived on Churchside for around 40 years, I love the plot that it is on as it has so much space around it in a lovely friendly, quiet street. I also really like the fact it is located close to all amenities such as doctors, dentists, shops, the post office, pubs, cafes, bus stops and the train station. Due to personal circumstances, I am now having to move on but I know someone will be very happy here, just as I have been"

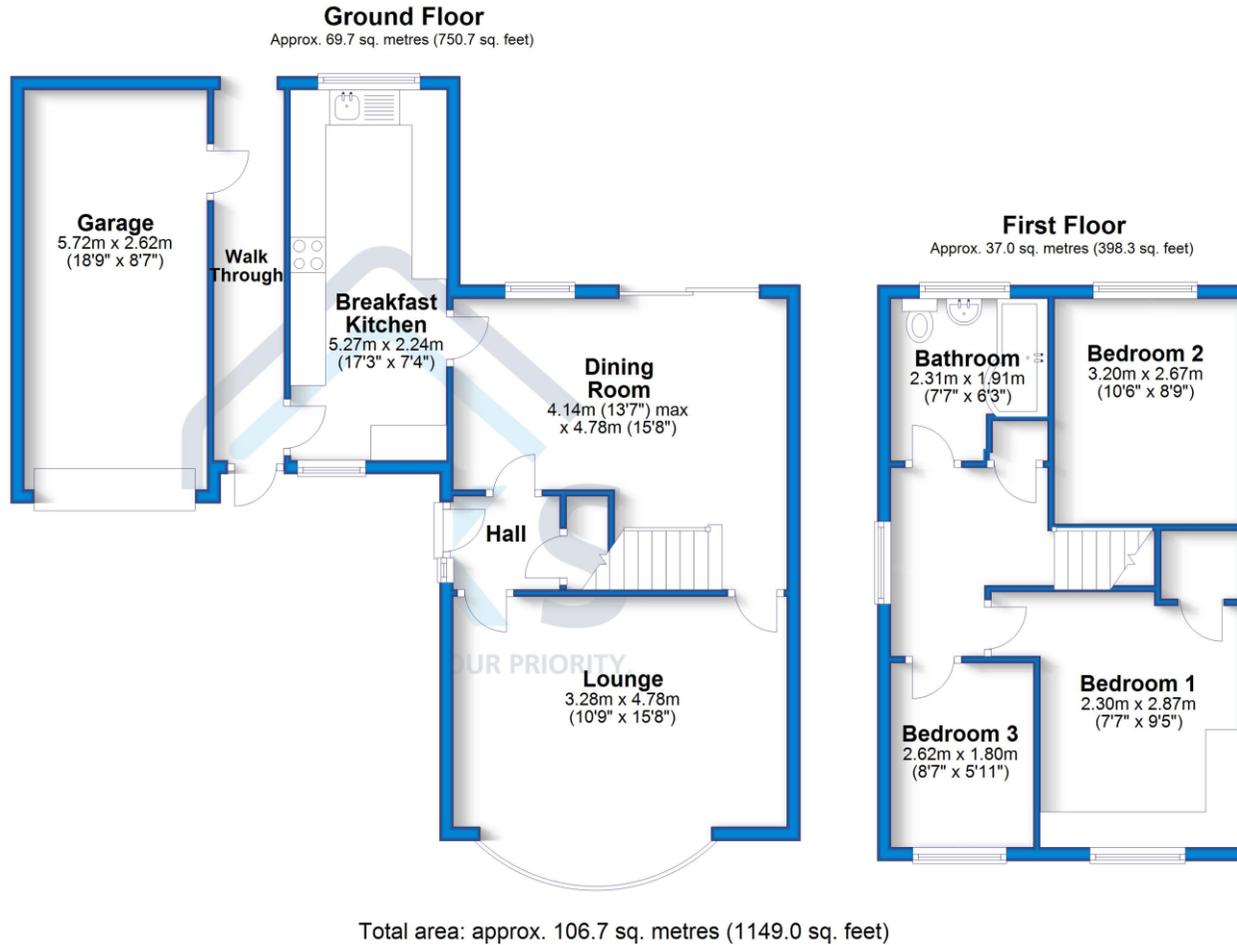




# Floor Plan



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## Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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## Key Features:

- Great location
- No upward chain
- Fantastic corner plot
- Kitchen extension
- EPC tbc
- Two reception rooms
- Driveway and garage parking



## About the area:

There are local amenities in the centre of the village including a Co-op, Post Office, Doctors Surgery, Chip shop and several pubs on the canal. With several fields, it is a popular walkers village with easy access to the canal path, leading to Mercia Marina with independent shops, restaurants and cafes. For commuters, it's a short drive to the A38 which leads to Derby City Centre, Royal Derby Hospital and the A50. The bus service which runs through the village goes to Derby City Centre as well as Burton Town Centre.



## Schools:

The village of Willington is beautiful and a fantastic village for a family. The local Willington Primary School feeds into John Port School in the neighbouring village of Etwall.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call  
**01332 30 30 30**

**Click here** to watch the property video

