

Coach Way

Willington, Derby, DE65 6ES

John 
German





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£350,000

An immaculately presented family home offering a stunning interior ready to move into featuring a light and spacious lounge, superb open plan dining kitchen, family room/office, conservatory overlooking pretty gardens, master with en suite and a broad drive located in this highly regarded village.

This lovely detached home is perfect for a family and ready to move into with an immaculate interior that is superbly presented. Located in this popular village that is well served with popular pubs, canalside walks, local Co-Op, train station, a favourable school catchment and excellent transports links via the nearby A38 linking the A50.

A front entrance door opens into the hall with stairs to the first floor and a door into a lovely living room with feature wall and bay window overlooking the front. Glazed double doors open into the superb open plan dining kitchen equipped with a stylish contemporary range of units surmounted by smart worktops over and metro style tiled splashbacks. There are integrated twin ovens and a gas hob with extractor over plus an alcove ideal for a fridge freezer. The dining area offers plenty of space for a table and chairs and has French doors opening a conservatory that overlooks and gives access out to the rear garden.

Off the kitchen is a useful utility area with additional appliance space and a half glazed door into a valuable extra reception room ideal as a family room, home office, gym or even a fourth bedroom.

Completing the ground floor is a side hall with guest's cloakroom/WC off.

On the first floor there are three good sized bedrooms, the master is a particularly generous double having its own en suite comprising shower cubicle, WC, pedestal wash hand basin set into a storage cupboard and modern tiling to wet areas.

Bedroom two is a dual aspect room and bedroom three is a good sized room overlooking the rear garden. Both share the family bathroom having a white suite comprising bath, wash basin set into a vanity unit with storage, WC and contemporary tiling.

Outside - To the rear are pretty and well established gardens having a block paved patio area with shaped lawn beyond surrounded by lovingly maintained display beds and borders together with a vegetable patch/kitchen garden. There is also a substantial workshop/timber shed. A long shed to the side provides additional storage.

To the front there is a broad block paved drive providing plenty of parking.

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

Property construction: Standard **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

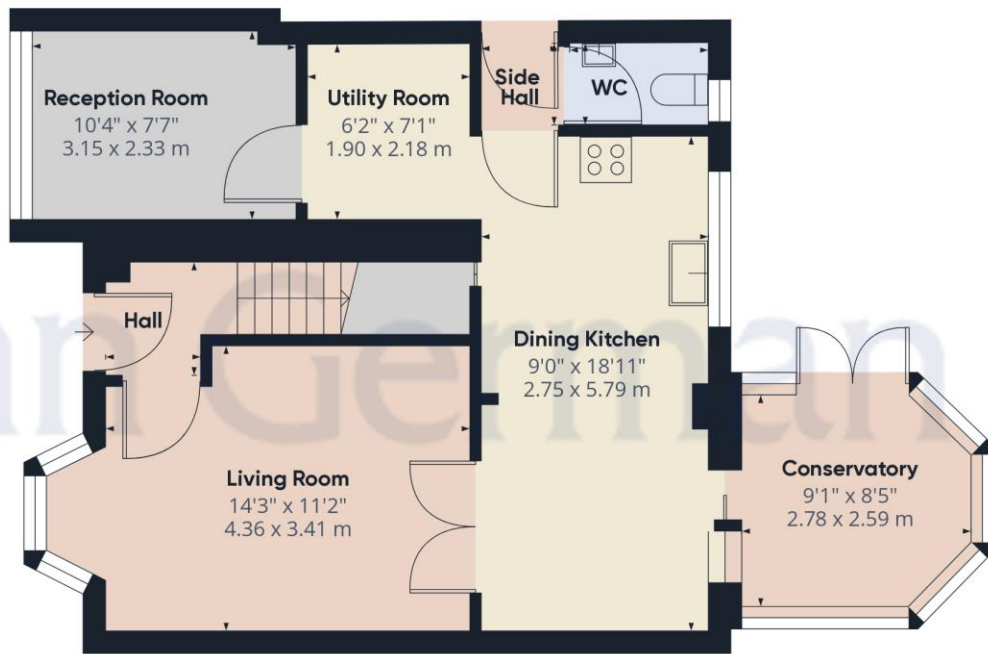
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/02052024

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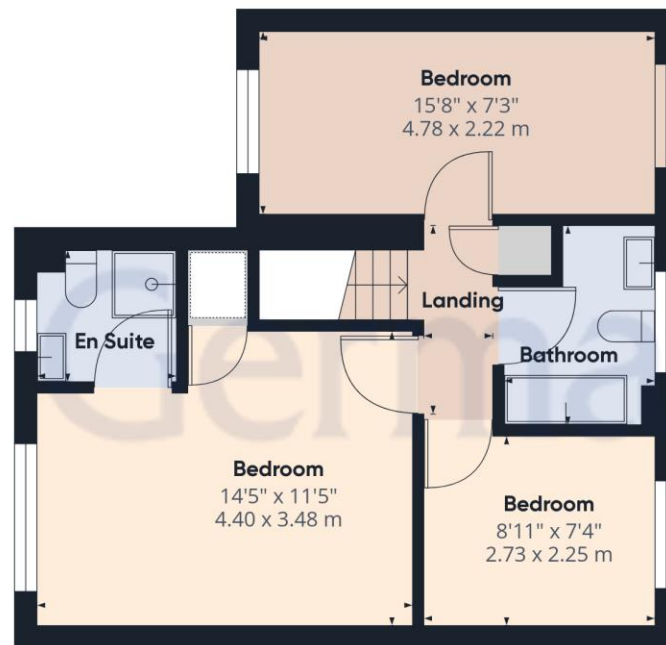




Ground Floor

Approximate total area⁽¹⁾

1061.85 ft²
98.65 m²



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

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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