

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

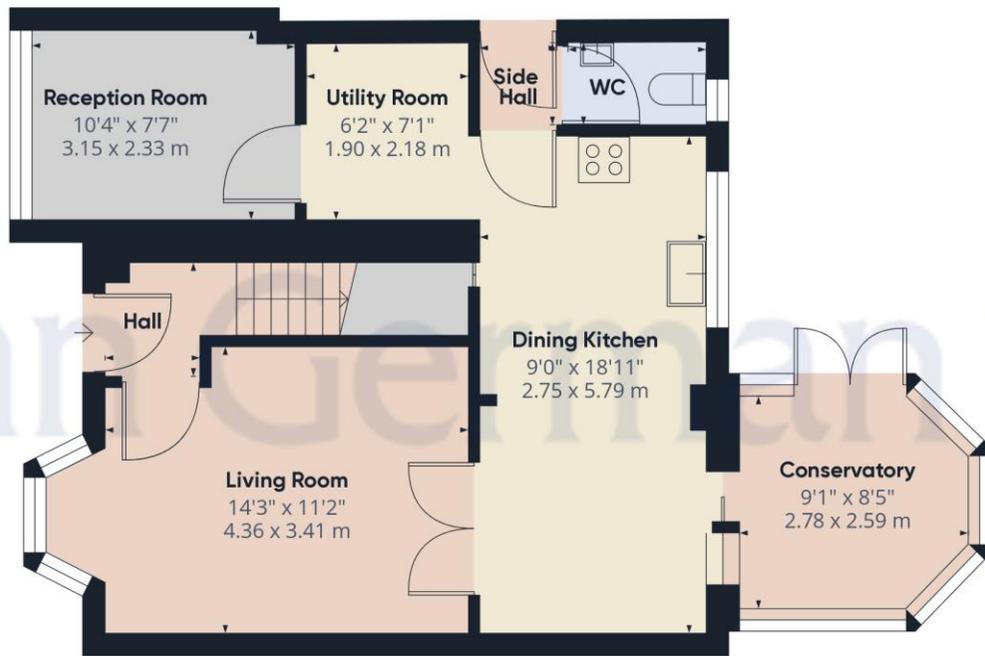
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/02052024

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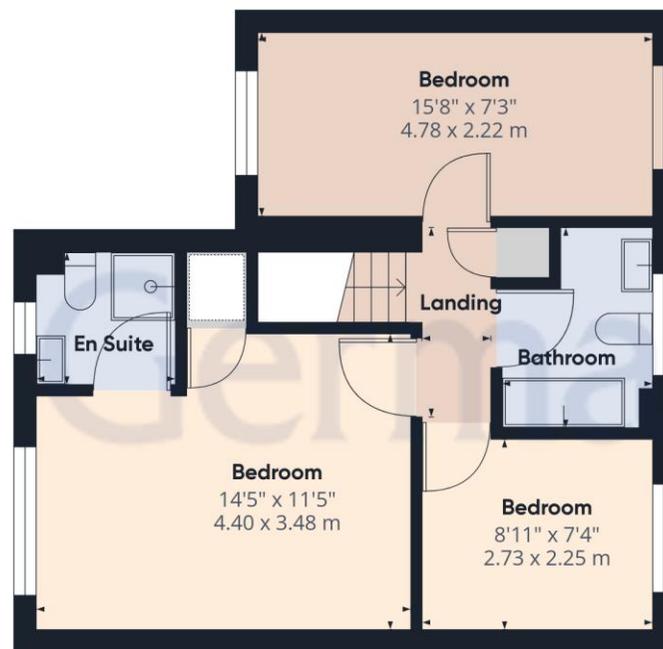




Ground Floor

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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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.

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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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