

Coach Way

Willington, Derby, DE65 6EU

John 
German





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£425,000

An extended family home occupying an enviable corner plot within the highly popular village of Willington which offers a comprehensive range of local amenities together with a pleasant and thriving village atmosphere.



There is an open porch to the front with double doors leading into an enclosed porchway which in turn has a decorative double glazed door into the reception hall which has stairs off with a balustrade and a cloakroom WC. Immediately to the right is an excellent study ideal for working from home or hobbies. On the opposite side of the hallway is a through lounge/dining room offering a very spacious and light space with square bay to the front, decorative fireplace and French doors leading off to the rear garden. From this, there is a door entering into the extension which provides an excellent sitting room or snug which is a lovely additional room having front facing window and again, French doors directly to the garden.

At the end of the hallway, there is a breakfast room with French door leading into the conservatory, plus a wide opening entering the kitchen which is equipped with a range of base cupboards, drawers and wall cupboards surmounted by worktops with tiled splashbacks, inset one and half bowl composite sink and mixer tap together with a gas hob, extractor hood and eye level double oven and grill. There is a further appliance space, window to the rear and a half glazed door, again leading into the excellent conservatory which is uPVC double glazed and has French doors in turn to the garden. Off the kitchen is a utility which has appliance space with plumbing for dishwasher, base unit and worktops, built in cupboard to side for storage and internal door leading directly into the garage which has a useful utility area with plumbing for washing machine, gas fired boiler and an up and over door.

On the first floor is a landing with attractive balustrade, loft access and airing cupboard. The master bedroom is particularly spacious and is equipped with double and single built in wardrobes together with a dressing area which leads into the en suite having a tiled shower with glazed screen, WC, wash hand basin with tiled surrounds. There is a family bathroom which has a panelled bath in tiled surrounds with electric shower over and glazed screening, pedestal wash hand basin and WC. There are three further excellent bedrooms being ideal for a family comprising two generous doubles, one having fitted wardrobes, and a very good sized single.

The property occupies a great corner plot with a broad drive to the front giving access to the garage in addition to parking and there is a side gate leading to the rear. There is an open front garden laid to lawn, whilst at the rear is a good sized enclosed rear garden, part walled with patio areas, lawns and well stocked herbaceous borders.

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

Property construction: Brick. **Parking:** Drive & garage.

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

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

Broadband and type: Fibre - 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 E

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

www.southderbyshire.gov.uk

Our Ref: JGA/02052024

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1883.39 ft²

174.97 m²

(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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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