

The Castle Way

Willington, Derby, DE65 6BU

John 
German







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£485,000

NO UPWARD CHAIN

This exceptional detached home in a highly sought-after semirural location is set on a wonderful garden plot of approximately 0.27 acres that backs onto fields.

Beautifully presented and maintained throughout, the home benefits from an impressive, detached building that includes a garage, workshop, utility, toilet and flexible studio or large 4th bedroom space above.

This detached home stands on a magnificent garden plot approximately 0.27 acres including an expansive driveway together with an amazing back garden backing onto fields in a highly regarded village location.

Willington is a vibrant village that is well served by a primary school, train station, Co-Op store, popular pubs and canal side walks. It is also superbly placed for the A38 and A50 putting the nearby centres of Derby, Nottingham, Burton and Lichfield all in easy reach. Nearby Mercia Marina offers a further selection of shops, restaurants and cafes.

The property is beautifully presented throughout and ready to move into. The front entrance door opens into a quality kitchen which has been refitted with an attractive range of base and eye level units with stylish work surfaces over incorporating a sink and drainer set below a front facing window. There is an integrated oven, hob, extractor and dishwasher. Off the kitchen is a light spacious sitting/dining room enjoying dual aspect windows to the front and side. This room would also make an ideal home office if required.

Along the hall is a feature window seat and a luxurious refitted ground floor shower room with twin wash hand basins with mirrors and lighting over, an oversized shower cubicle, automated WC and heated towel rail/radiator.

Across the rear is a lovely lounge filled with light room from a window to side and two sets of French doors that frame fantastic views up the rear garden. A fireplace provides the focal point.

The first floor landing has a window to side and a useful boiler cupboard housing the modern and recently upgraded gas central heating boiler together.

The master bedroom has views across fields to the front, bedroom two has a range of built-in wardrobes and useful eaves storage and fantastic views across the rear garden. Bedroom three offers a good size bedroom with fitted wardrobes and a dormer style window framing view to side. Completing the first floor is a first floor WC with wash basin.

The property also has the benefit of an amazing detached garage, perfect for car enthusiasts seeking a workshop. It also offers further potential to create an annex, subject to planning permission and building regulations. The garage area has a motorised roller up and over front entrance door and at the rear is a utility room with base units, additional appliance space, sink and drainer unit plus a door to a gardeners WC. Over the garage is a fantastic loft room accessed via a fold down ladder with skylight windows to front and rear. This makes a great hobby space/studio etc.

The outstanding rear gardens are extensive in their size starting with an extensive patio area, perfect for entertaining and plenty of space for outdoor furniture. The remainder of the gardens are predominantly laid to lawn surrounded by established beds and borders, backing onto fields. There is a summerhouse and shed. To the front is an extensive driveway providing plenty of parking and a pleasant outlook over fields.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type:

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

Our Ref: JGA/11042025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

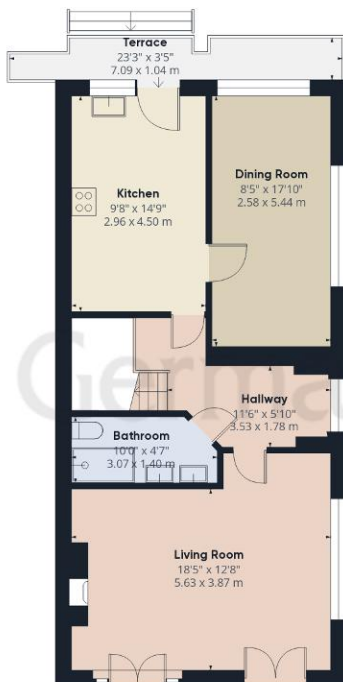




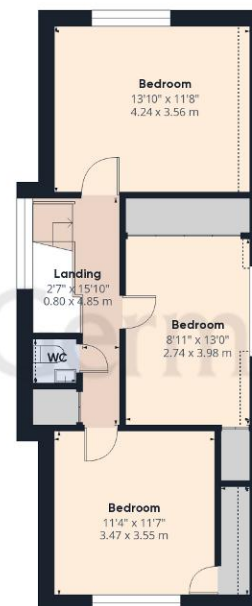




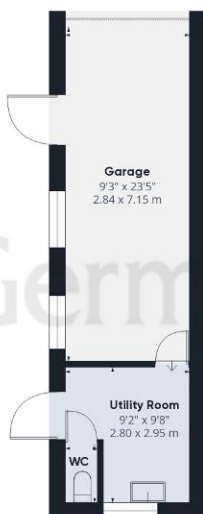




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

3101.35 ft²

288.12 m²

Balconies and terraces

143.16 ft²

13.3 m²

Reduced headroom

156.47 ft²

14.54 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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