

# The Castle Way

Willington, Derby, DE65 6BU

John  
German





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## The Castle Way

Willington, Derby, DE65 6BU

£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 4<sup>th</sup> 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 canalside 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 worksurfaces 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 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 dorma 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 skylights 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/11042025

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area<sup>(1)</sup>

3101.35 ft<sup>2</sup>

288.12 m<sup>2</sup>

Balconies and terraces

143.16 ft<sup>2</sup>

13.3 m<sup>2</sup>

Reduced headroom

156.47 ft<sup>2</sup>

14.54 m<sup>2</sup>

(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

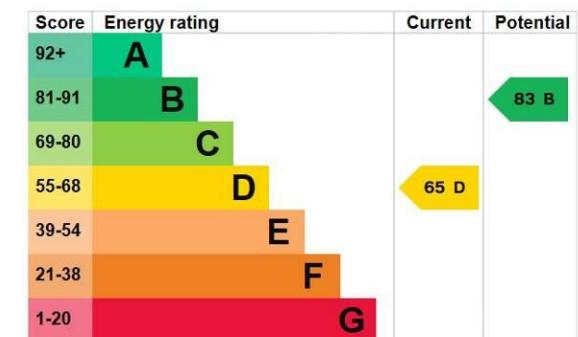
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#### Referral Fees

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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.

**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.



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