

Repton Road

Willington, Derby, DE65 6BX



This well-presented three-bedroom detached family home is situated within the highly sought-after village of Willington and offers spacious, well-proportioned accommodation throughout. The property is offered to the market with the benefit of no upward chain, making it an ideal opportunity for a variety of buyers.

Guide Price £325,000

John German 

Internally, the home is finished in neutral décor throughout, creating a bright and welcoming space ready for immediate occupation, while still offering a blank canvas for personalisation. The ground floor accommodation briefly comprises an entrance hallway leading through to a generous living room, providing an excellent space for relaxing or entertaining.

To the rear of the property is a separate dining room with pleasant views over the garden, ideal for family meals or hosting guests. The kitchen is fitted with a range of wall and base units and incorporates an oven, gas hob and extractor fan, with space provided for a fridge freezer and dishwasher. Adjacent to the kitchen is a useful utility/WC, which accommodates space and plumbing for a washing machine and tumble dryer, along with a WC and hand wash basin.

To the first floor, the property offers three well-proportioned bedrooms, including two comfortable doubles and a third bedroom suitable for use as a nursery, dressing room or home office. The family bathroom comprises a bath with shower over, WC and hand wash basin.

Externally, the property benefits from ample off-road parking to the front and access to a separate garage providing useful storage or parking. To the rear is a generous and sunny garden, offering an excellent outdoor space for families, entertaining or gardening, and further benefitting from a large shed/outbuilding.

A further highlight of the property is the excellent potential to extend to the side, subject to the necessary planning permissions, presenting an exciting opportunity for purchasers wishing to further enhance the accommodation.

Located within the popular village of Willington, the property is conveniently placed for a range of local amenities, schools and transport links, with easy access to Derby and surrounding areas.

Early viewing is highly recommended to fully appreciate the space, potential and desirable location on offer.

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 & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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 C

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

Our Ref: JGA/09032026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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