## Coach Way Willington, Derby, DE65 6EU







## Coach Way Willington, Derby, DE65 6EU £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). Broadb and type: Fibre - See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link <u>https://checker.ofcom.org.uk/</u> 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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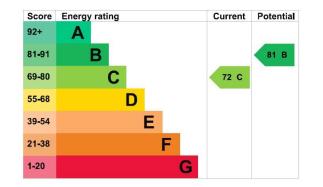
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John German 129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW 01283 512244 burton@johngerman.co.uk

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