

Mercia Drive

Willington, Derby, DE65 6DA



Three bedroom link-detached property occupying a popular location in Willington. Recently fitted kitchen with beautifully presented front and rear gardens plus a garage.

NO UPWARD CHAIN

£280,000



John German 

Located in the desirable area of Willington and sold with no upward chain, the property offers a great opportunity for young couples, first-time buyers or those looking to downsize from a larger property. This three-bedroom link-detached house features a recently fitted kitchen, a large driveway with plenty of space for off-street parking, leading to an attached garage that adds convenience and extra storage and at the rear of the house, there is a beautifully presented garden.

The property is sold with the benefit of gas fired central heating, double glazing and no upward chain.

Entering the property via the uPVC door into the entrance lobby area having a door opening into the lounge/diner that has an electric fire, staircase to the first floor and a useful dining area with uPVC French doors opening onto the rear garden. A door off leads into the kitchen.

Moving into the recently fitted kitchen, it has preparation surfaces with inset stainless-steel sink and adjacent drainer with chrome mixer tap over a nd tile splashback surround. There are a range of cupboards and drawers beneath with integrated separate fridge and freezer, appliance space and plumbing for a washing machine and tumble dryer, freestanding space for an oven with a four ring electric hob and extractor over. There are complimentary wall mounted cupboards, one of which houses the Worcester combination boiler. A useful understairs storage cupboard offers potential pantry space and a uPVC door leads to the side of the property.

The first floor landing has a storage cupboard with built-in shelving and a loft hatch access.

Two of the bedrooms are double with the third bedroom being a single or could also be utilised as a nursery or home office.

The family bathroom has tile flooring, a pedestal wash hand basin with hot and cold taps, low level WC, bath with chrome mixer taps and handheld shower head and an electric extractor fan.

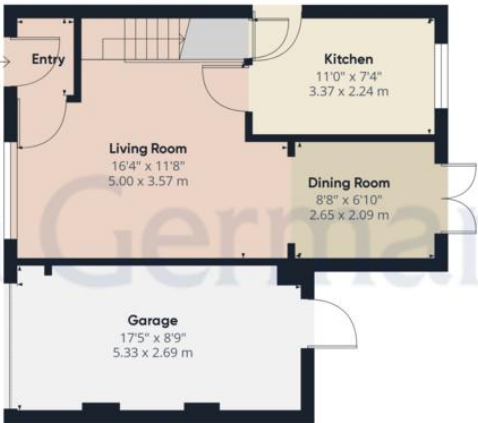
Outside to the front of the property is a patterned concrete driveway providing off-street parking for multiple vehicles with a well-presented lawn garden with herbaceous and flowering border.

To the rear of the property is an immaculately presented garden with patio seating area which gives way to a laid lawn with well-established herbaceous and flowering borders with a timber shed, timber potting shed and timber summer house. The single garage has power and lighting with up and over door.

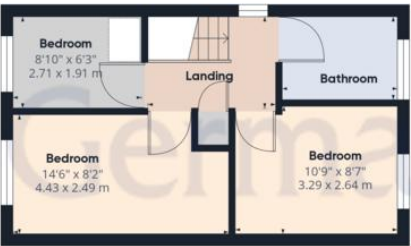
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard
Electricity supply: Mains
Sewerage: Mains
Parking: Drive
Water supply: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Ultrafast full 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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/07052024

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Ground Floor



Floor 1

John German

Approximate total area[®]
862.79 ft²
80.16 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 | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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