

Mercia Drive

Willington, Derby, DE65 6DA

John
German



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£250,000

This link-detached offers an ideal first home or downsizers property, close to the village centre with shops, popular pubs and train station all in easy walking distance, together with canal side walks and excellent transport links. For sale with the advantage of no upward chain.

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This well-positioned link-detached home is just a short stroll from the village centre, where you'll find popular pubs, a restaurant, a café, the train station, and scenic canal-side walks. The location offers plenty of amenities and enjoys excellent access to the A38 and A50, making it ideal for commuters to Derby and beyond.

The property sits behind a spacious block-paved driveway, offering ample off-road parking, a garage to the side, and a neatly maintained front garden.

The front door opens into the hall with fitted cupboards providing storage. To the right, the kitchen has views to front and is fitted with base and eye level units, an integrated oven and hob, with space for other appliances. The lounge has a door into the good size conservatory which has garden views. There is also an archway from the lounge to a sitting room/home office, which could potentially be a third bedroom on the ground floor, should a buyer wish.

To the first, the landing has doors off to both bedrooms and the shower room. The master bedroom is a spacious double and has fitted wardrobes, garden views and a built-in cupboard housing the gas central heating boiler. The spacious shower room has a good size shower enclosure, plus built in storage.

The rear garden features a paved patio and lawn. It benefits from access into the garage via a timber shed. The garage also has an electric front door.

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 B

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

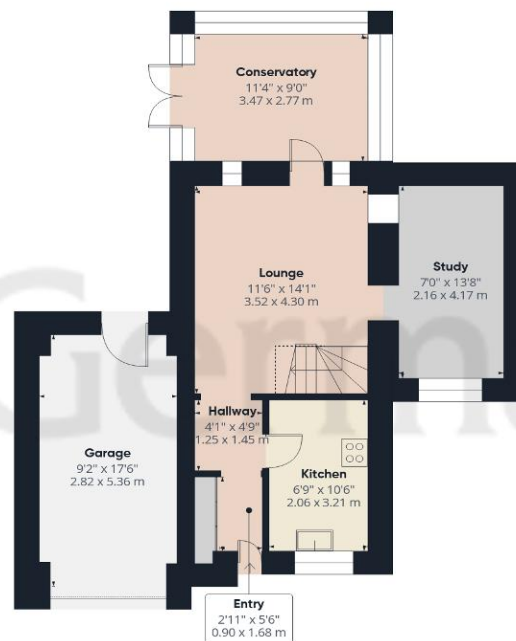
Our Ref: JGA/13102025

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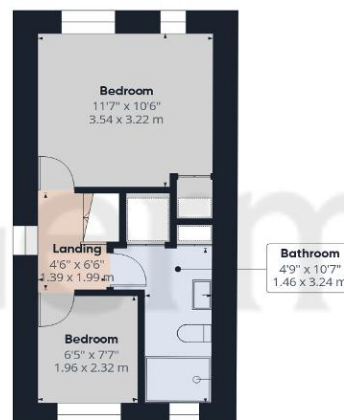
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

892 ft²

82.9 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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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		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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