



Spring Cottage, 28 Canal Bridge, Willington, DE65 6BQ

Set in the heart of this desirable Derbyshire village is Spring Cottage, an attractive detached home offering spacious living accommodation, three good sized bedrooms and outside space including parking for three, a single garage and landscaped gardens. Being offered with the benefit of no upward chain, this individual detached home is presented to a superb standard featuring a bespoke handmade kitchen, as well as having a new shower to the en suite and additional radiators to the living areas. The reception hall leads into a triple aspect lounge, bespoke kitchen with dining room, utility and cloakroom, with three bedrooms to the first floor serviced by a family bathroom and en suite. Outside, there is parking for three vehicles to the side aspect as well as access into the garage, and the secluded rear garden has been landscaped to an excellent standard. Spring Cottage is serviced by mains gas central heating and double glazed windows.

The idyllic Derbyshire village of Willington is

a desirable location benefitting from a welcoming community, superb amenities and excellent connections to local commuter routes. This popular village is home to an array of shops, a Co-Op, pubs, a pharmacy and the Mercia Marina, where further boutique shops and picturesque walks can be found. The Ofsted 'Outstanding' rated Willington Primary school lies within walking distance from the property and feeds into John Port High School. The village is local to the Willington Wetlands nature reserve where there are plans to create walking routes and a visitors centre to accompany a colony of beavers which are being introduced into the reserve. The location of the village is ideal for commuters, being set close to the A38 which provides swift links to Derby and Birmingham, and the A50, giving access to Nottingham and Stoke on Trent. Willington rail station provides direct links to Derby, Nottingham and Birmingham and East Midlands International airport is a convenient 20 minute drive away.



- Detached Village Home
- Offered with No Upward Chain
- Beautifully Presented & Spacious Interiors
- Desirable Derbyshire Setting
- Reception Hall & Lounge
- Bespoke Dining Kitchen
- Utility & Cloakroom
- Three Good Sized Bedrooms
- En Suite & Family Bathroom
- Garage & Parking for Three
- Central Village Location
- Well Placed for Commuter Routes & Rail Travel

Reception Hall 4.77 x 1.78m (approx. 15'7 x 5'9)
The front door opens into this attractive hallway, having a window to the front, stairs rising to the first floor accommodation and doors opening into:

Lounge 5.47 x 3.58m (approx. 17'11 x 11'8)
An immaculate and spacious living room having a window to the front and double doors opening

out to the rear garden

Bespoke Kitchen 4.77 x 3.6m (approx. 15'7 x 11'9)
A range of bespoke handmade painted units with solid oak worktops over house a Belfast sink, space for a fridge freezer and a recess housing a Rangemaster cooker, with integrated appliances including dishwasher and wine fridge. There are windows to two sides, the kitchen has slate flooring and electric under floor heating, which extends into:

Dining Room 3.5 x 2.25m (approx. 11'5 x 7'4)
A well presented formal dining space, having vaulted ceilings with skylights and French doors opening out to the rear gardens

Utility 2.17 x 1.75m (approx. 7'1 x 5'8)
Base units house an inset sink with side drainer and space for a washing machine, with vaulted ceilings with a skylight. A door gives access into the **Garage**

Cloakroom
Fitted with pedestal wash basin, tiled splash backs and WC







Stairs rise to the **First Floor Landing**, having a window to the side and loft access point. Doors open into:

Master Bedroom 3.6 x 2.98m (approx. 11'9 x 9'9)
A spacious double room having a window to the rear, a range of fitted wardrobes and private use of:

En Suite 3.42 x 1.11m (approx. 11'2 x 3'7)
Comprising a modern suite having pedestal wash

basin, WC and a recently replaced walk in shower, with tiled walls, a heated towel rail and an obscured window to the **side**

Bedroom Two 3.55 x 3.0m (approx. 11'7 x 9'10)
Another double room having a window to the rear and a useful shelved laundry cupboard

Bedroom Three 3.18 x 2.56m (approx. 10'5 x 8'4)
A good sized third bedroom, having a fitted double



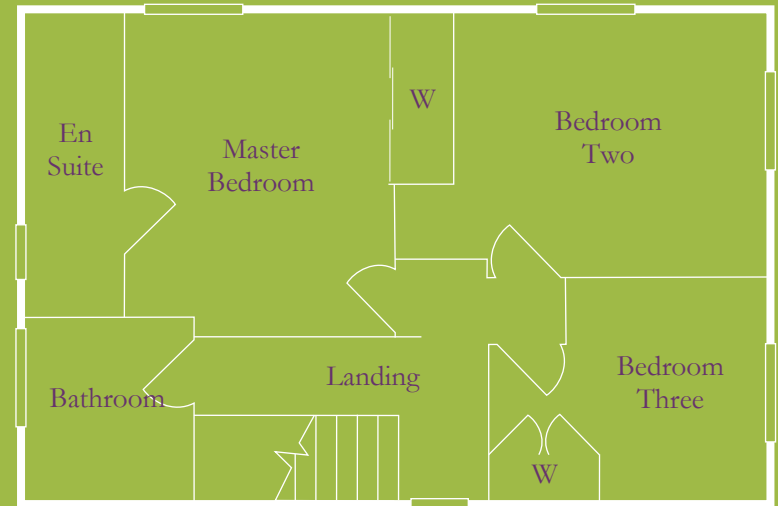
wardrobe and a window to the side

Family Bathroom 1.97 x 1.81m (approx. 6'5 x 5'11)

A white suite comprises pedestal wash basin, WC and bathtub with shower unit over, having half tiled walls and an obscured window to the side

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







Outside

From Canal Bridge, a shared tarmac lane leads to a block paved driveway which provides private parking for three vehicles. there is access via a manual up and over door into the **Garage** 5.52 x 2.62m (approx. 18'1 x 8'7) which has power, lighting and a door into the **Utility**, and gated access to the end of the drive leads into the rear garden

Landscaped Garden

Extending to the rear aspect is a beautifully landscaped rear garden, being laid to paved terraces with Staffordshire blue brick steps rising to two further levels. There are well tended borders to the first level, and steps rise to the top of the garden which is laid to a composite deck terrace enjoying a pleasant view of the rear of the property. To the side aspect is a useful space housing a garden shed, and mature hedging provides privacy to the side aspect, and there is exterior lighting and a water to the rear aspect



General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.