

# Messiter Mews, Willington

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Offers in the region of  
**£325,000**



This property at a glance:



1



4



2



2



C



Watch the video



# Messiter Mews, Willington



## Sam says:

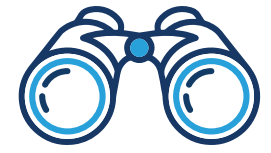
*"I am already a massive fan of three storey homes as they give so much more floor space but this one is on another level! The space it offers throughout is fantastic! The current owners have done a great job of decorating and presenting it. I especially love the middle floor, the open plan living with the balcony to the front just adds to the unique feeling of this home! The garden is just beautiful and larger than average for this type of home and has artificial grass making it low maintenance too! The garage is insulated, plaster boarded and has an electric door and is currently being used as a gym by the current owners. You definitely need to see it in person to appreciate the space and versatility it has to offer."*



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# Street, Suburb



**Did you spot...**

The balcony off  
the lounge?



## A message from the seller:

*"This was our first home and has been much loved over the past eight years. We've really enjoyed spending a lot of time decorating and fitting it out to a high standard. We love the layout, high ceilings and how light and airy it is. The quiet location within the village is absolutely perfect!"*

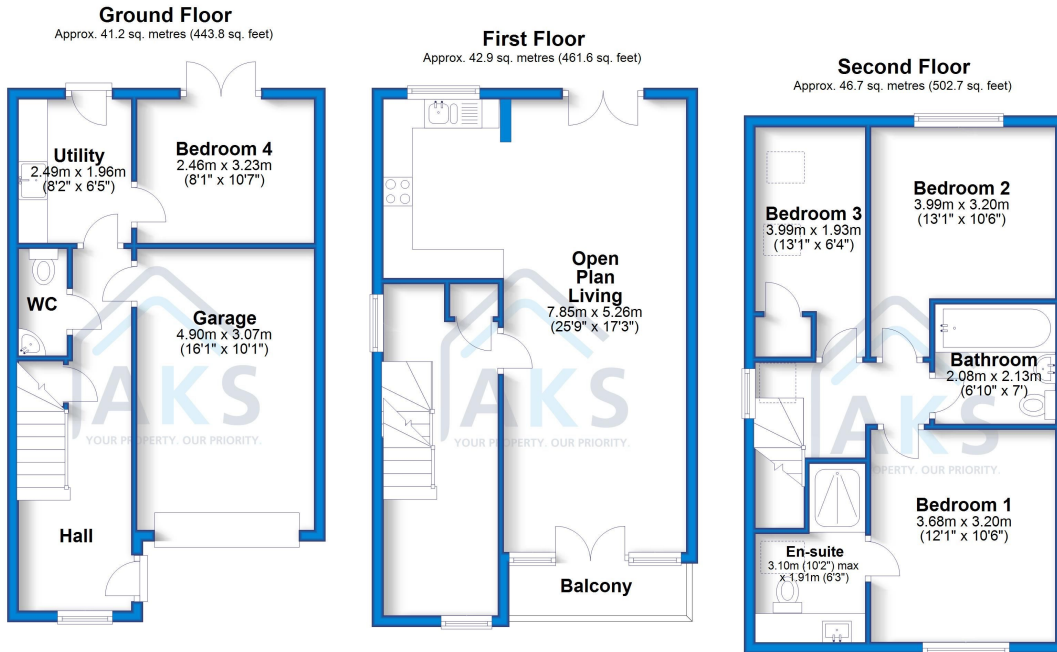




# Floor Plan



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Total area: approx. 130.8 sq. metres (1408.1 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





200+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call **01332 30 30 30**



## Key Features:

- GARAGE AND DRIVEWAY PARKING
- OPEN PLAN LIVING WITH A BALCONY
- BEAUTIFULLY PRESENTED THROUGHOUT
- EPC RATING C
- UTILITY ROOM
- LANDSCAPED GARDEN
- MASTER BEDROOM WITH EN-SUITE
- GARAGE IS INSULATED, PLASTER BOARDED AND HAS AN ELECTRIC DOOR



## About the area:

The village of Willington is beautiful and a fantastic village for a family. The local Willington Primary School feeds into John Port School in the neighbouring village of Etwall. There are local amenities in the centre of the village including a Co-op, Post Office, Doctors Surgery, Chip shop and several pubs on the canal. With several fields, it is a popular walkers village with easy access to the canal path, leading to Mercia Marina with independent shops, restaurants and cafes. For commuters, it's a short drive to the A38 which leads to Derby City Centre, Royal Derby Hospital and the A50. The bus service which runs through the village goes to Derby City Centre as well as Burton Town Centre.



## Schools:

.There is the local Willington Primary School which feeds into John Port School in the neighbouring village of Etwall.

