

Churchside, Willington

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Offers in the region of
£375,000



This property at a glance:



Watch the video



Churchside, Willington



Sam says:

"This really is a fantastic family home! The kitchen extension is great with so much natural light flooding through the patio doors, the windows and the velux windows, the utility room is an added benefit to the home. There are two reception rooms, the lounge to the front having a lovely bay window and the dining room with flows through to the kitchen. The garage has been part converted which is currently being used as storage but could potentially be an office space. There is also a downstairs WC. Upstairs the master bedroom is a great size with lots of wardrobe space and its own en-suite shower room, there are two further double bedrooms, one good sized single and the family bathroom! The garden is a wonderful space with mature borders, a patio area outside the kitchen doors and a further large seating area at the top of the garden. The home is situated in a quiet cul-de-sac but close to all local amenities, this would make a great home for any family!"



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Did you spot...

The lovely velux windows in the kitchen extension?



A message from the seller:

"Welcome to our house! We have lived in this beautiful home for over 20 years in the vibrant village of Willington. The school in Willington is of a high standard and has a good reputation. The time has come for us to move as our children have left home and we have decided to downsize and move closer to our parents. The village is popular with many families from the surrounding areas visiting the local pubs for their welcoming staff and hospitality. The train station provides excellent links across the Midlands and further afield. A Dr's surgery and pharmacy are located in the village along with a supermarket and post office for convenience. There is easy access to the major road network with the A38 and A50 very close by. We're sure you'll love it here."





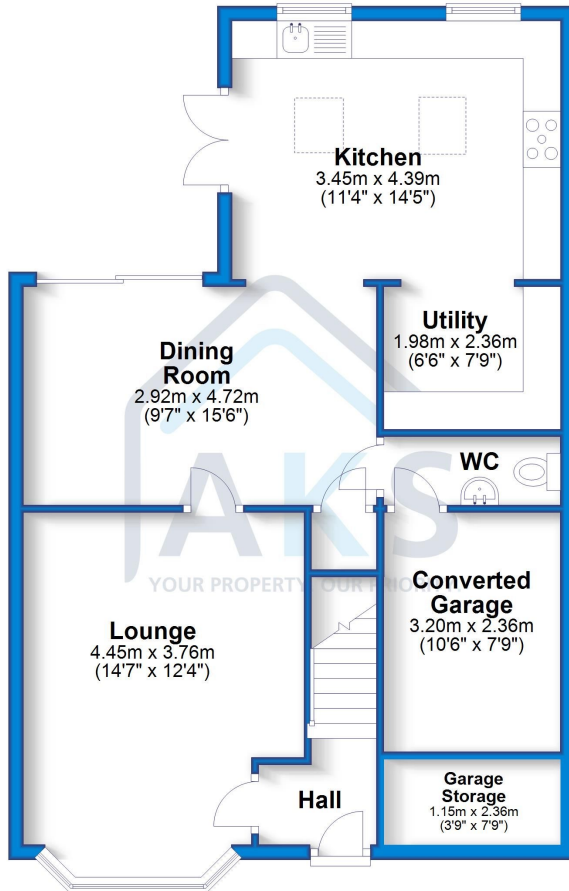
Floor Plan



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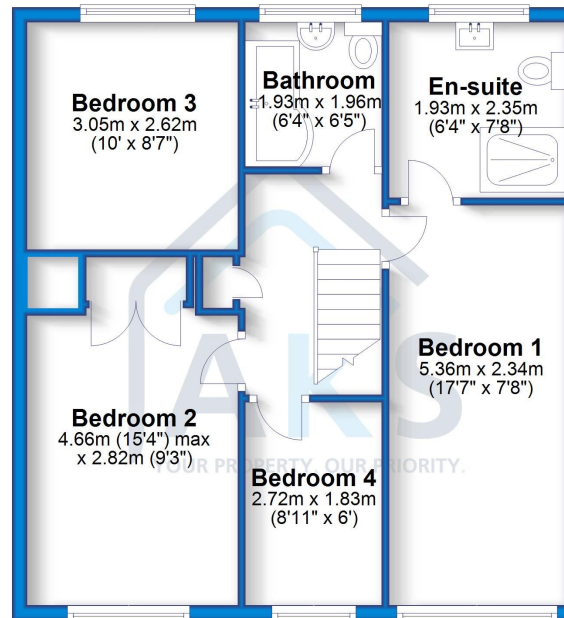
Ground Floor

Approx. 69.8 sq. metres (751.4 sq. feet)



First Floor

Approx. 55.2 sq. metres (594.3 sq. feet)



Total area: approx. 125.0 sq. metres (1345.6 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	82
England, Scotland & Wales		EU Directive 2002/91/EC	



200+ 5 star Google Reviews



Key Features:

- MASTER WITH EN-SUITE
- DRIVEWAY PARKING
- EPC RATING D
- LARGE KITCHEN WITH VELUX WINDOWS
- UTILITY ROOM
- TWO RECEPTION ROOMS
- PART GARAGE CONVERSION
- GREAT SIZED GARDEN



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:

The local Willington Primary School feeds into John Port School in the neighbouring village of Etwall.



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

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

Click [here](#) to watch the property video

