

# Hamilton Terrace, Willington

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Offers in excess of  
**£210,000**



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This property at a glance:



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## Jodie says:

"I love this beautifully modernised two-bedroom terraced cottage, tucked away at the end of a private road, in the sought-after Willington Village. From the moment you step inside, it truly feels like a home. The living room sets the tone with its cosy atmosphere, a log burner to keep the space warm through the colder months, complemented by a large front window that floods the room with natural light.

Moving through to the kitchen-diner, you'll see the attention to detail that went into the renovation. The navy blue units, patterned tiles, and garden views create a stylish yet welcoming space. At the rear, a generous utility room continues the same design theme, with matching units and tiled flooring — ideal for muddy boots or paws after a countryside walk.

Upstairs, there are two spacious bedrooms. The main bedroom benefits from fitted wardrobes, while the second room is currently arranged with a day bed and desk overlooking the garden. It easily accommodates a double bed, making it perfect as a guest room or home office. Plus, there's a cellar below, offering even more space for storage or creative use.

Outside, the renovation continues with a thoughtfully designed garden. A lawn, patio, and private gated courtyard provide plenty of space to relax or entertain. Practical features include side access and parking at the front of the property.

This cottage blends modern comfort with village charm, offering a lifestyle that's both inviting and practical — a wonderful opportunity for its next owners."

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## Did you spot...

This beautiful home is situated on a private road in a sought after location



## A message from the seller:

"This home has been a joy to live in, tucked away on a quiet street yet right in the heart of the village – truly the best of both worlds. Evenings here are wonderfully cosy, especially with the log burner glowing, and the house itself is full of character, with charming features that only add to its appeal. I've poured care and creativity into renovating every space, making it a place that feels both welcoming and unique."

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# Floor Plan

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## Ground Floor

Approx. 33.8 sq. metres (364.0 sq. feet)



## First Floor

Approx. 35.0 sq. metres (377.0 sq. feet)



Total area: approx. 68.8 sq. metres (741.0 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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## Key Features:

- TWO BEDROOM TERRACED COTTAGE
- EXTENSIVELY & BEAUTIFULLY MODERNISED THROUGHOUT
- SPACIOUS KITCHEN DINER WITH A LARGE UTILITY ROOM TO THE REAR
- TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES
- LOCATED ON A PRIVATE ROAD IN A SOUGHT AFTER LOCATION, CLOSE TO LOCAL AMENITIES
- EPC – TBC
- LARGE CELLAR ADDS FURTHER POTENTIAL



## About the area:

The village of Willington is beautiful and a fantastic village for a family. 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.



300+ 5 star Google Reviews



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

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

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



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