



HOPKINS & DAINTY

ESTATE AGENTS



Coach Way, Willington, DE65 6ES

£350,000

HOPKINS & DAINTY of TICKNALL offer for sale this stylish three bedroom detached home in the sought after village of Willington. Ideal for access to the A50 and A38 near the Toyota Island. Willington village has a good supply of services and amenities including the nearby popular Mercia Marina complex along with the train station and bus connections into nearby Derby and Burton. Willington also falls within the catchment area for the John Port secondary school at nearby Etwall. This property is set in a popular residential cul-de-sac, near to open fields and has to offer: Entrance Hall, Lounge with front bay window, impressive 22FT open plan Kitchen and Dining room, with a rear garden room off. The Garage has been sub divided to provide a downstairs W.C and a utility room - It could be converted back if required. To the first floor, bedroom one has a range of fitted wardrobes and an En-Suite Shower room. There are two further good size bedrooms and a quality family bathroom. To the front, there is a generous driveway providing off road parking and to the rear a beautiful landscaped garden. If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hall

Radiator, stairs to the first floor and door to:

Lounge 14'2 x 11'1 (4.32m x 3.38m)



With two radiators, coving to the ceiling, double glazed front bay window and double doors to:

Open plan Kitchen/dining room 22'10 x 8'11 (6.96m x 2.72m)



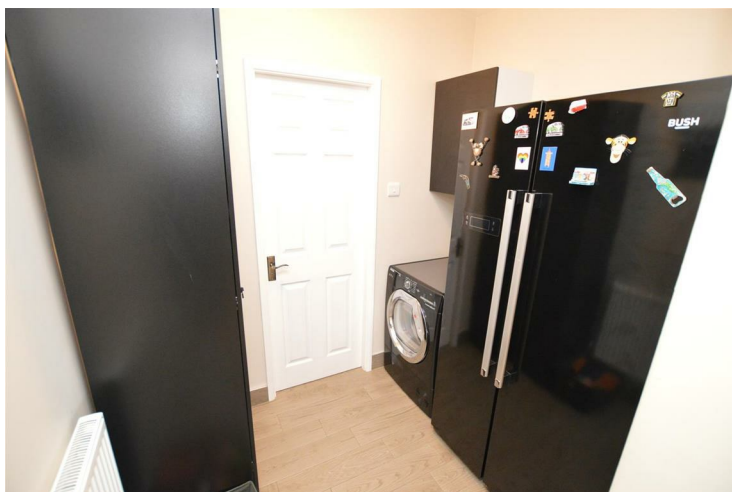
Impressive dining kitchen spanning the full width of the house. Fitted with white gloss fronted base and wall units and stylish work surfaces. Inset one and a quarter sink and drainer with a mixer tap. Breakfast bar, integral double electric oven, induction hob, microwave, dishwasher and washing machine. Attractive tiled flooring, two designer radiators door off kitchen leading to large under stairs storage cupboard and ceiling spotlights. Double glazed rear window, door to the side and opening to:

Garden Room 9' x 8' (2.74m x 2.44m)



With double glazed windows to the rear, radiator.

Utility Room



Originally the garage the utility has space for tumble dryer, space for fridge/freezer, radiator and door to:

Downstairs W.C



Fitted with a W.C with concealed cistern, wash hand basin and cupboard housing the central heating boiler.

Bedroom One 14'6 x 11'5 max (4.42m x 3.48m max)



Spacious double bedroom with a double glazed front window, radiator and fitted floor to ceiling wardrobes. Over stairs storage cupboard and door to:

En-suite Shower Room



Comprising corner shower cubicle, wash hand basin and WC. Heated towel rail, extractor vent, ceiling spotlights and a double glazed front window.

Bedroom Two 15'8 x 7'2 (4.78m x 2.18m)



Double second bedroom with two radiators and double glazed front and rear windows providing ample natural lighting.

Bedroom Three 9' x 7'4 (2.74m x 2.24m)



Good size third bedroom with a fitted wardrobe and over bed cupboards. Radiator and a double glazed rear window.

Bathroom



Fitted with a panelled bath, shower cubicle, vanity unit

with inset wash hand basin and W.C with concealed cistern, window to the rear, heated towel rail.

Outside



The front of the property has been re-surfaced with tarmac and provides ample off road parking. Gated side access leads to the rear garden, a beautifully planted garden with lawn, patio and timber decked seating area.

Draft Sales Details

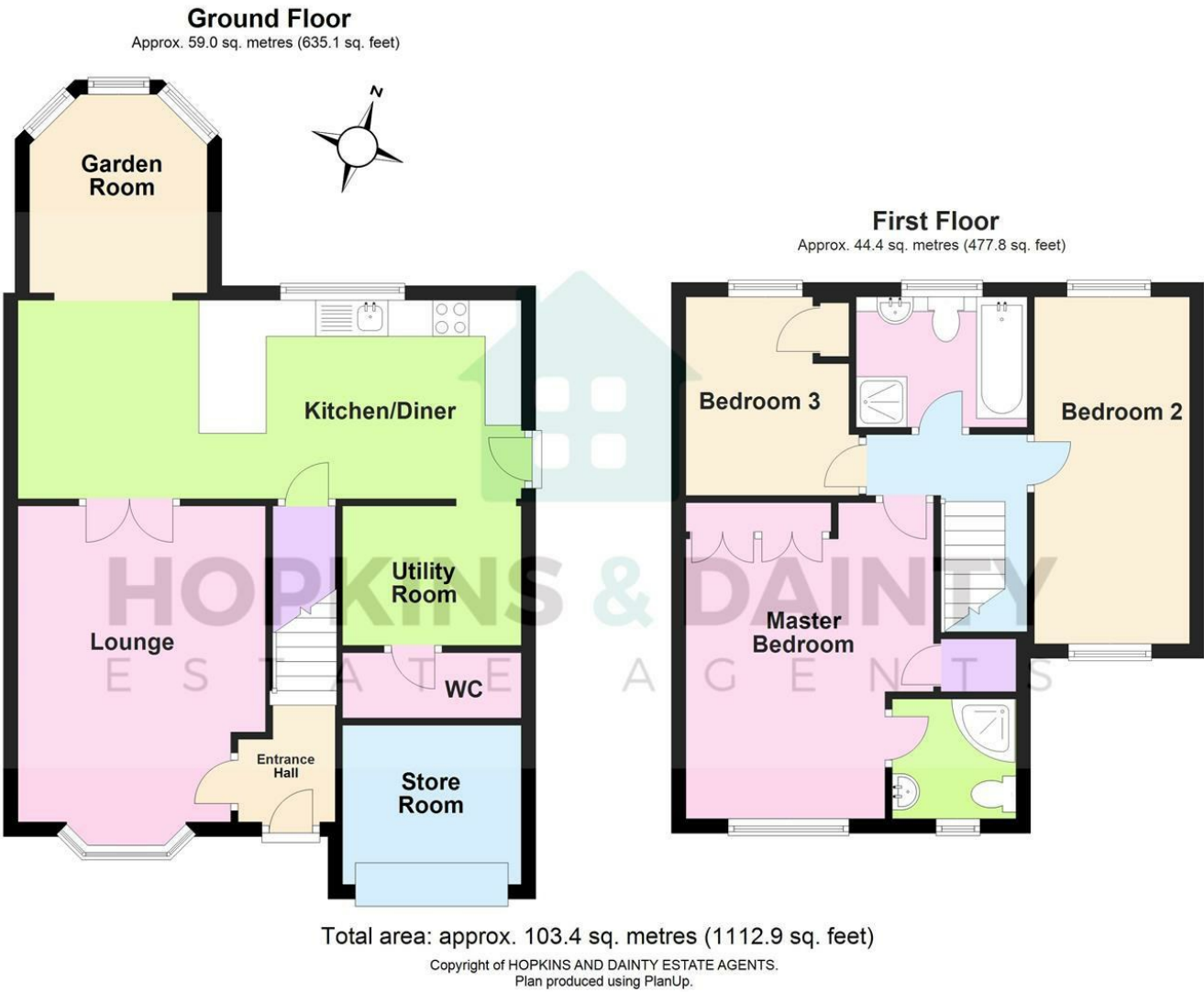
These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable

to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

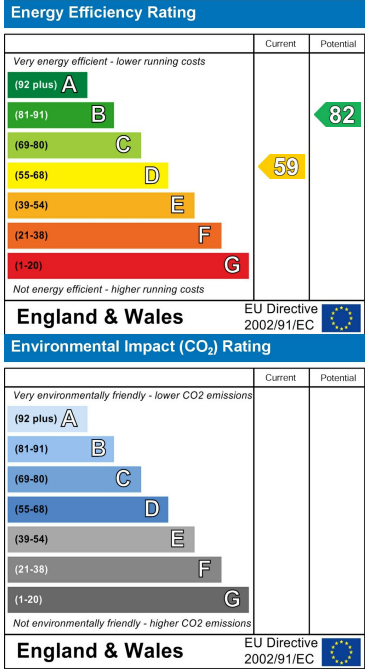
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.