

# Fletcher & Company

65 Coach Way, Willington, Derby, DE65 6ES

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Offers Around £275,000

Freehold

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- Impressive Extended Semi-Detached Property
- Lounge/Dining Room
- Living Extended Kitchen
- Three Bedrooms
- En-Suite & Family Bathroom
- Pleasant Garden with Decked Area
- Substantial Driveway
- Quiet cul-de-sac Location





## Summary

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Beautifully presented and much improved extended three bedroom, en-suite semi detached property with pleasant garden located in a very sought after cul-de-sac location.

F&C



## **THE LOCATION**

Willington is highly desirable South Derbyshire village with pleasant walks along the Trent and Mersey canal alongside a good range of amenities including a selection of pubs, shops, primary school and train station, offering easy access onto the A38 and A52.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **Hallway**

uPVC double glazed entrance door provides access to hallway with staircase to first floor and multipaned door to spacious lounge.

#### **Lounge/Dining Room**

20'2" x 9'2" (6.16 x 2.8)

With two central heating radiators, under-stairs storage cupboard, double glazed window to front and access to L-shaped open plan extended kitchen.

#### **Living Extended Kitchen**

17'2" x 6'8" plus 11'8" x 8'6" (5.24 x 2.05 plus 3.58 x 2.61)

A great addition to the property with an extensive range of roll edge preparation surfaces having matching upstands, inset one and a quarter sink unit with mixer tap, fitted base cupboards and drawers with a complementary range of wall mounted cupboards, breakfast bar, inset five plate gas hob, appliance space suitable for large fridge/freezer, integrated double oven and grill, integrated dishwasher, tumble dryer and washing machine, central heating radiator, recessed ceiling spotlighting, double glazed window to front and rear and French doors to rear garden.

#### **Fitted Guest Cloakroom**

With low flush WC and wash handbasin.

### **FIRST FLOOR**

#### **Landing**

With access to loft space, central heating radiator and doors to all bedrooms and bathroom.

#### **Bedroom One**

13'10" x 8'6" (4.24 x 2.6)

With central heating radiator, access to loft space, double glazed window to front and door to en-suite shower room.

#### **En-Suite Shower Room**

Tiled with a white suite comprising low flush WC, vanity unit wash handbasin with cupboards beneath, shower cubicle with integrated shower, chrome heated towel radiator, recessed ceiling spotlighting, extractor fan and double glazed window to rear.

#### **Bedroom Two**

10'9" x 8'6" (3.28 x 2.6)

With central heating radiator, useful fitted cupboard, decorative coving and two double glazed windows to front.

#### **Bedroom Three**

13'4" x 7'5" (4.07 x 2.27)

With central heating radiator and double glazed window to rear.

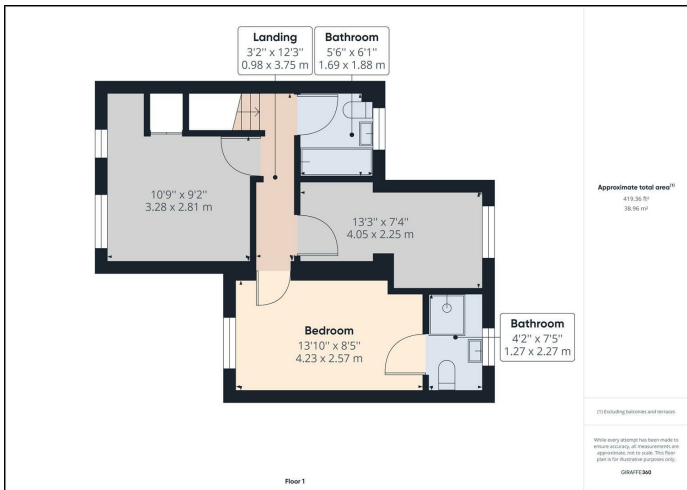
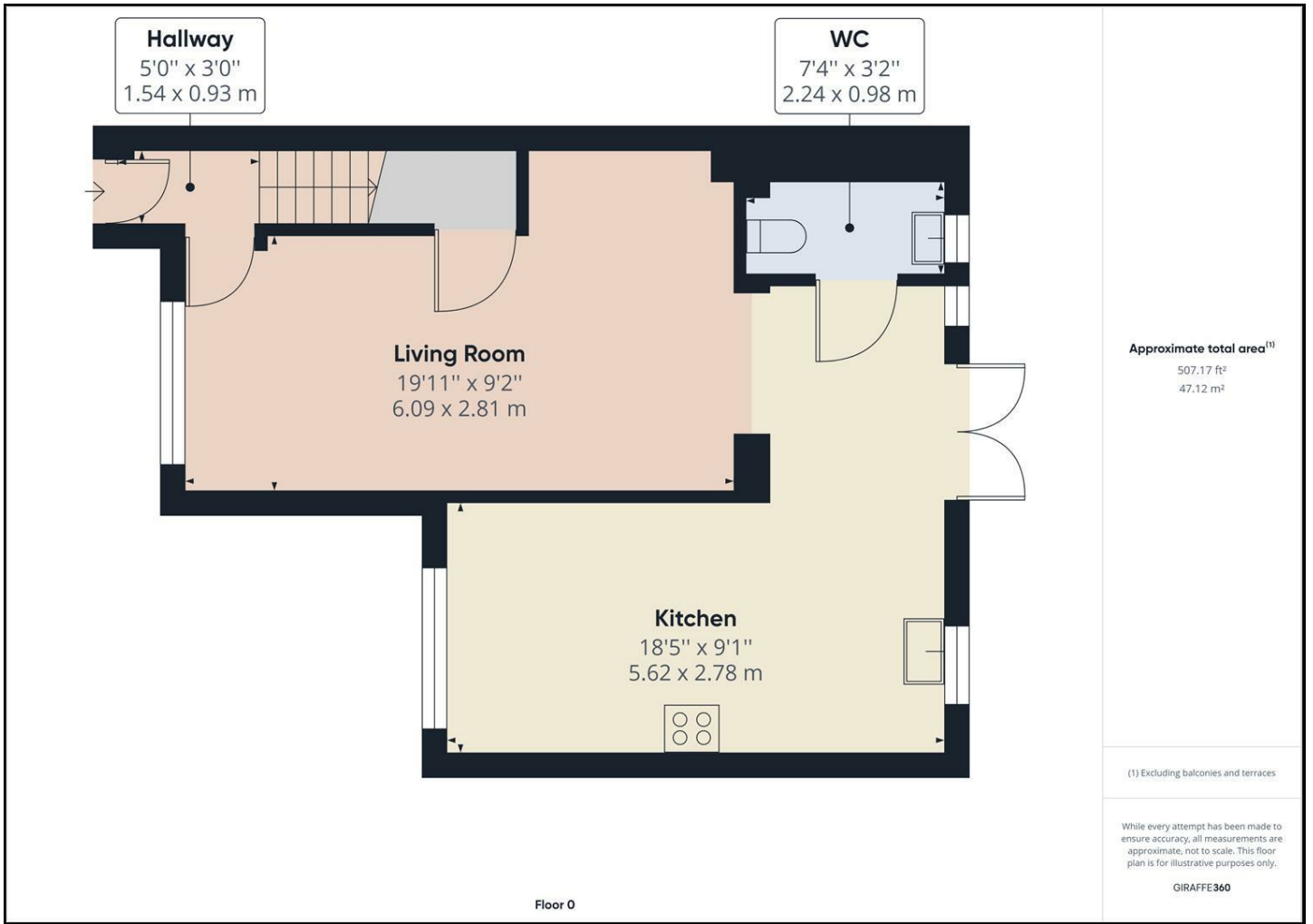
#### **Family Bathroom**

Again, tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with Triton shower over, chrome heated towel radiator, extractor fan, recessed ceiling spotlighting and double glazed window to rear.

## **OUTSIDE**

To the front of the property is a block paved driveway providing ample off road parking. To the rear is a pleasant enclosed garden with timber fencing, extensive decked seating/dining area and lawn.

**Council Tax Band B - South Derbyshire**





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Derby Office

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## Getting there

65 Coach Way  
Willington  
Derby  
DE65 6ES

Council Tax Band: B  
Tenure: Freehold



### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>83</b> |
| (69-80) <b>C</b>                            | <b>71</b>                  |           |
| (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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |