

# Oaks Road

Willington, Derby, DE65 6DU

John German









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Offers in excess of £310,000

Charming three bedroomed cottage, full of character with superb, highly flexible accommodation providing cosy yet practical spaces. New boiler installed December 2022. Great village location with excellent local amenities and transport links including its own train station.





Willington is an extremely sought-after village on the north side of Derby boasting a superb range of local amenities both in the village and at Willington Mercia Marina, including shops, pubs and eateries, village school and doctors. The next village along is Repton which is home to the renowned Repton School. There are excellent transport links including its own train station, along with the A38 and A50 road networks. Beautiful open countryside is right on the doorstep with many walks in the surrounding areas, including the popular canal path.

This lovely property features double glazing and central heating throughout and begins with a spacious entrance lobby which doubles as a superb boot room. Moving through the property we come to a lovely dining room with double windows overlooking the front elevation with newly fitted slatted shutters from Hillary's Blinds and a feature fireplace with traditional style living flame effect gas fire with a rustic wood surround, a beamed ceiling and larch doors. The main lounge features lovely traditional panelling repurposed from the local school, a beamed ceiling, a cast-iron log burner with a brick surround and quarry tiled hearth and a window to the front, again newly fitted with slatted shutters.

The kitchen sits to the rear of the property overlooking the rear garden and is fitted with a range of base and eye level units including a glazed display unit, granite worktops, inset one and a half bowl sink unit with mixer top, extensive ceramic tiling, built-in oven and microwave, five ring gas hob with extractor hood over, integrated dishwasher and integrated fridge. There is ceiling spotlighting and a tiled floor that runs through to a lobby area with an entrance door opening out to the garden and stairs rising to the first floor with an understairs storage cupboard.

Further along to the rear of the property is a second inner lobby with a courtesy door into the garage, a second entrance door to the garden and an internal door into the ground floor shower room. There is a spacious integral store/laundry room accessed from the rear garden with plenty of appliance space and plumbing for a washing machine. The stunning shower room has been recently installed with a large fully tiled double shower, concealed flush WC and a wall mounted vanity unit with a moulded wash basin and tiled splashback, touch control back lit mirror, tiled floor and a heated towel rail and extractor fan.

On the first floor stairs lead to a landing with larch doors leading off and access to the roof space. Bedroom one is a lovely double room with a feature ceiling beam and a window to the front elevation and a small wardrobe/storage cupboard built onto the side of the chimney breast, but most notably includes every girl's dream which is a walk-in dressing room, fitted with a comprehensive range of hanging space and drawers with room for a dressing table. Bedroom two is also a double room, this time with a built-in wardrobe and again a small cupboard built onto the side of the chimney breast and a window to the front. Bedroom three is a single bedroom with a rear facing window located off the study which could easily be used to extend that third bedroom if required, but otherwise makes a great home office or other communal space as required. Completing the internal accommodation is the first floor shower room which features a low flush WC, pedestal wash basin and a shower enclosure. There is a rear facing window, tongue and groove panelling and a panelled ceiling.

Outside, the property is set back from the road behind a low walled frontage with wrought-iron gated entry and to the side is a large attached garage with loft storage, power and lighting connected. The fully enclosed rear garden is a lovely sun trap and designed for easy maintenance with a wood store, paved patio and an artificial lawn with raised borders and outside lighting.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

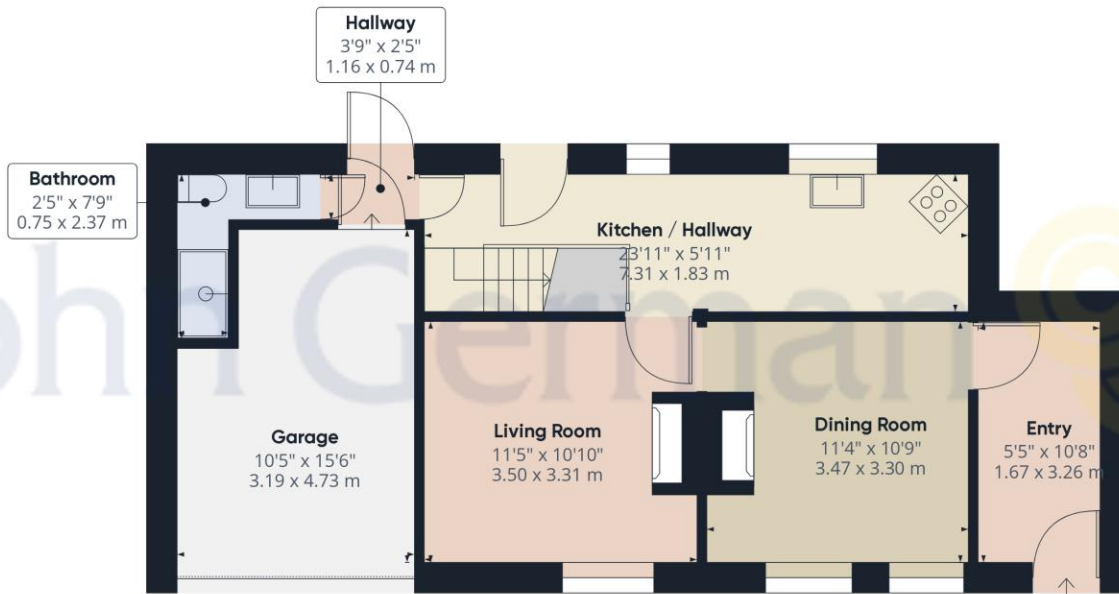
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/10112023 **Local Authority/Tax Band:** South Derbyshire District Council / Tax Band D

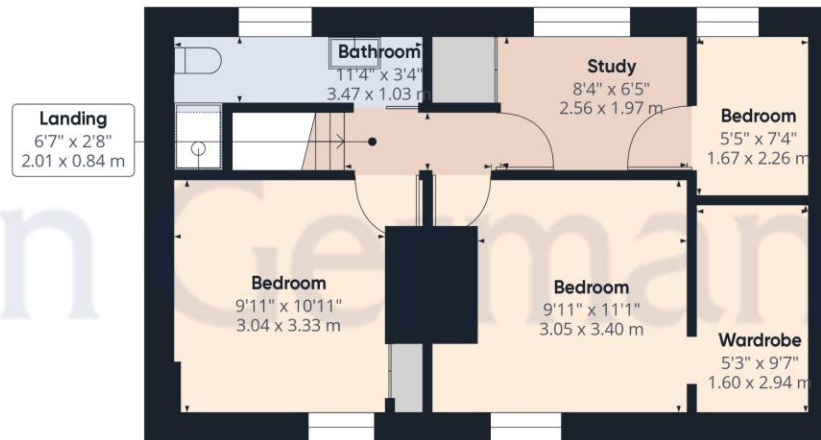








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1103.94 ft<sup>2</sup>

102.56 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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