

SCARGILL  
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## 40 Sealey Close

Willington, Derby, DE65 6EP

**Price Guide £325,000**





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## GENERAL INFORMATION

### THE PROPERTY

Offering great views over fields of Repton's Church Steeple in the distance is this three-bedroom detached residence, WITH NO UPWARDS CHAIN. The property is gas-centrally heated with an entrance hallway having stairs off to the first floor. A lounge with views over the fields to the front. An arch leads into the dining area and a fitted kitchen.

On the first floor are three bedrooms and a modern bathroom.

### OUTSIDE

To the front is a drive with parking leading to a brick-built garage with an adjacent lawned frontage. To the rear is an enclosed lawn garden with patio.

### LOCATION

Willington is a popular village with a co-op, doctors, dentist, post office, florist, and popular pubs and eateries. There is a popular village school. The nearby Mercia Marina offers further boutique shops, cafe and restaurant.

There are ample walks and the A38 and A50 offer great travel for further onward travel to Derby, Nottingham, Stoke on Trent, Lichfield and Birmingham

### ENTRANCE HALL

With stairs leading to the first floor and central heating radiator.

### LIVING ROOM

14'4" x 12'7" (4.37 x 3.84)

With a deep bay window to the front aspect with views over open countryside, a central heating radiator, and a feature

fireplace incorporating a living flame gas fire. A door leads through to the kitchen and there is a wide arch to...

### DINING ROOM

10'5" x 7'2" (3.18 x 2.18)

With sliding patio doors, central heating radiator. and ceiling light point.

### FITTED KITCHEN

10'5" x 8'0" (3.18 x 2.44)

Fitted a range of oak effect base, wall and drawer units, roll edge laminated worktops, four ring gas hob, built-in electric fan oven, 1 ½ basin sink unit with mixer tap, ceramic wall tiling, thermostat control system, wall mounted gas boiler and plumbing suitable for an automatic washing machine. There is a door to the side and a window overlooking the rear garden

### FIRST FLOOR

Stairs rise to the first-floor landing with a window to the side aspect, loft access point and two useful storage cupboards with shelving.

### PRINCIPAL BEDROOM

14'3" x 8'7" (4.34 x 2.62)

Having a window to the rear aspect, radiator, and ceiling light point.

### BEDROOM TWO

11'2" x 8'10" (3.40 x 2.69)

Offering superb views to the front aspect, radiator and ceiling light point.

### BEDROOM THREE

8'1" x 6'10" (2.46 x 2.08)

With radiator, ceiling light point and window to the rear.

### FAMILY BATHROOM

Having a modern white suite with panelled bath, a mixer tap, and a separate electric shower over with a glazed side screen. There is a pedestal hand wash basin and w.c. An obscure window looks out to the front, there are tiled surrounds, and a radiator.

Tel: 01283548194

## OUTSIDE.

To the rear of the property is a fully enclosed lawned garden with a patio area and an adjacent single garage with power, lighting, and personal access door to the rear.. To the front of the property is an easy-to-managed garden with an adjacent driveway providing ample off-street car standing for vehicles.

## TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

## CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

## COUNCIL TAX BAND

South Derbyshire District Council - Band C

## CURRENT UTILITY SUPPLIERS

Water

Gas

Electric

Sewage

Broadband supplier

Broadband speeds

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

## SCHOOL CATCHMENT AREAS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 12/2023)/DRAFT

## AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

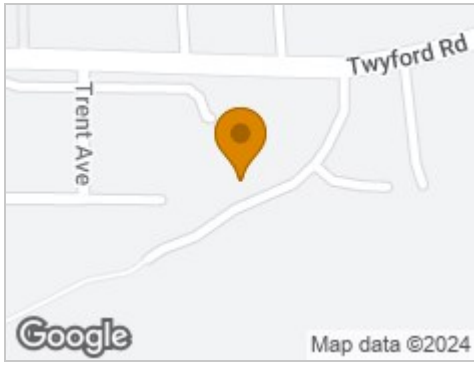
<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

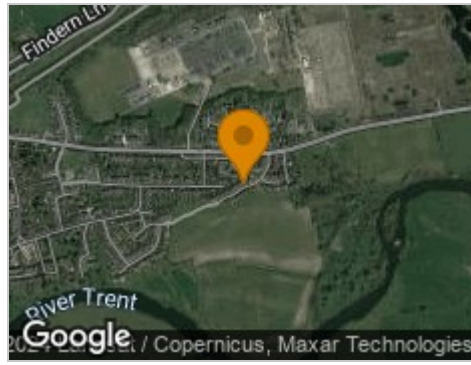
<http://www.gov.uk/>



## Road Map



## Hybrid Map



## Terrain Map



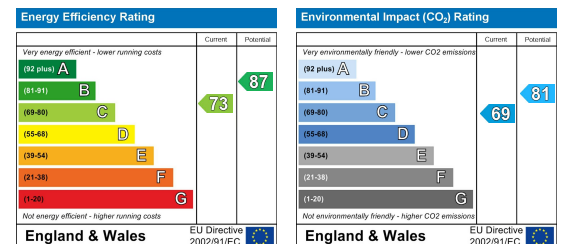
## Floor Plan



## Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.