



Coach Way, Willington Derby DE65 6ES

welcome to

Coach Way, Willington Derby

This beautifully maintained, three bedroom detached house, with a spacious lounge, garden room, breakfast kitchen, utility, cloakroom, bathroom, master ensuite, integral single garage, driveway, and rear garden in the sought-after village of Willington is not one to miss!



Entrance Hall

Giving access to the kitchen, lounge, cloakroom, and stairs to the first floor. With Karndean flooring.

Cloakroom

Comprising of a low-level w/c, wash-hand basin, and a radiator.

Lounge

20' 11" x 11' 4" (6.38m x 3.45m)

Spacious lounge with a feature electric fire and surround, carpeted flooring, a double glazed window to the rear, a radiator, an opening through to the garden room, and a door to the utility.

Garden Room

Modern, brick-built garden room with Karndean flooring, spotlights to the ceiling, wrap-around, double glazed windows, and french doors to the rear opening to the rear garden.

Kitchen

14' 9" x 9' 4" (4.50m x 2.84m)

Modern breakfast kitchen comprising of a range of matching base, wall, and drawer units, with integrated appliances such as a dishwasher, washing machine, composite sink, and overhead extractor hood, with space for further appliances. Included in the sale is the large, double oven range cooker. Finished with splashback tiling, tiled flooring, spotlights to the ceiling, worktop lighting, and a double glazed window to the front.

Utility

Comprising of base and wall units, part-tiled walls, space for appliances, and a radiator.

Garage

Integral single garage with an electric roller shutter door.

Landing

First floor landing giving access to all three bedrooms and the bathroom.

Bedroom One

12' 8" x 9' 8" (3.86m x 2.95m)

Double bedroom with fitted wardrobes, carpeted flooring, a double glazed window to the rear, a radiator, and a door through to the ensuite.

Ensuite

Ensuite to the master, comprising of a low-level w/c, wash-hand basin, and shower. With part-tiled walls, tiled flooring, spotlights to the ceiling, and a frosted double glazed window to the rear.

Bedroom Two

12' 1" x 8' 1" (3.68m x 2.46m)

Double bedroom with an airing cupboard over the stair-bulk housing the hot water cylinder, carpeted flooring, a double glazed window to the front, and a radiator.

Bedroom Three

9' 7" x 8' 10" (2.92m x 2.69m)

Double bedroom with carpeted flooring, a double glazed window to the front, and a radiator.

Bathroom

Comprising of a low-level w/c and wash-hand basin set in a unit, a bath with matching paneling and an overhead rainfall shower, part-tiled walls, tiled flooring, spotlights to the ceiling, and a frosted double glazed window to the side.

External

To the front of the property, the driveway provides off-road parking for multiple vehicles, with a small lawned patch to the left. To the side of the property, the gate allows access to the rear garden, which is beautifully landscaped, with patio paving and a laid-to-lawn patch, all bordered with mature shrubbery and slate chipping, and enclosed with wooden fencing. The two garden sheds are also included in the sale.



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Coach Way, Willington Derby

- THREE BEDROOM DETACHED
- POPULAR DERBYSHIRE VILLAGE
- BREAKFAST KITCHEN AND UTILITY
- SPACIOUS LOUNGE AND GARDEN ROOM
- CLOAKROOM, BATHROOM, AND ENSUITE

Tenure: Freehold EPC Rating: Awaited

£360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR108722 - 0003

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