



Derwent Court, Willington, Derby



Property Description

A beautifully presented three bedroom family home in the ultra popular village of Willington in South Derbyshire that offers fantastic space in a quiet cul de sac location that would be a perfect home for a young family. Located just a short walk from the village centre, this beautiful property offers a surprising amount of space for a growing family. With a large family lounge, well presented kitchen and utility area, three well proportioned bedrooms, large rear garden and so much more! This property also has the added benefit of solar panels on the roof, which will be a massive advantage to anyone looking to cut down their energy bills! Book your viewing with Burchell Edwards today!

Entrance Hallway

Double glazed door to front elevation, under stairs storage cupboard, laminate flooring, central heating radiator and stairs to first floor accommodation.

Lounge

10' 2" x 19' 4" (3.10m x 5.89m)

Double glazed window to front elevation, double glazed patio doors to rear elevation, central heating radiator, laminate flooring and fire place with gas fire.

Kitchen Area

8' 10" x 12' 8" (2.69m x 3.86m)

Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated electric oven and gas hob, central heating radiator, space and plumbing for washing machine and tumble dryer.

Utility Area

5' 10" x 7' (1.78m x 2.13m)

Single glazed door to side entrance, a range of wall and base storage units, space for fridge.



Landing

Loft access via hatch and large airing cupboard.

Bedroom One

14' 2" x 10' 2" (4.32m x 3.10m)

Double glazed window to front elevation, central heating radiator and built in storage cupboard.

Bedroom Two

10' 5" x 8' 10" (3.17m x 2.69m)

Double glazed window to rear elevation, central heating radiator and built in storage cupboard.

Bedroom Three

5' 10" x 10' 2" (1.78m x 3.10m)

Double glazed window to front elevation, central heating radiator and built in storage cupboard.

Bathroom

Double glazed window, p shaped bath with shower over, wash hand basin, heated towel rail and tiling to splash prone areas.

Front Garden

Small frontage.

Rear Garden

Large slabbed entertaining patio, laid to lawn and plant beds.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold

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