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Sealey Close  
Willington, Derbyshire  
£300,000



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**SUPERB OPEN VIEWS OVER FIELDS TOWARDS REPTON VILLAGE** – A modern three-bedroom detached home, pleasantly situated in a quiet cul-de-sac on the edge of the development, enjoying outstanding views across open fields towards the River Trent and the historic village of Repton. Offered with no upward chain.

This property occupies an excellent position and offers exciting scope for improvement, personalisation and potential extension (subject to the necessary planning permissions).

The accommodation benefits from gas central heating and double glazing throughout. In brief, it comprises an entrance hallway with stairs rising to the first floor, a spacious lounge with bay window and open-plan access to the dining area, which features patio doors opening onto the rear garden, and a fitted kitchen.

To the first floor, the landing leads to three well-proportioned bedrooms and a contemporary family bathroom.

Externally, to the front of the property there is a driveway providing off-road parking and access to a brick-built integral garage, alongside a lawned frontage. To the rear, there is a fully enclosed garden with a patio area and lawn.





## The Detail

Entrance through composite panelled entrance door into the entrance hallway with stairs rising to the first floor and door giving access to the lounge with open plan dining room.

The spacious lounge area features a deep bay window to the front aspect enjoying views over open countryside, and a feature fireplace incorporating a living flame gas fire. A door leads through to the kitchen, and a wide archway offers open plan access into the dining room with sliding patio doors leading out to the rear garden.

The fitted kitchen offers a range of oak-effect base, wall and drawer units with roll-edge laminated worktops incorporating a four-ring gas hob and built-in electric fan oven. There is a one and half bowl sink unit with mixer tap, ceramic wall tiling, thermostat control system, wall-mounted gas boiler, appliance space with plumbing for an automatic washing machine. A window overlooks the rear garden and a door provides side access to the rear garden and garage.

Stairs rise to the first-floor landing with a window to the side aspect, loft access point, and two useful built-in storage cupboards with shelving and doors giving access to three bedrooms and contemporary bathroom. The bedrooms include two doubles including the primary bedroom located at the rear and double bedroom two with superb open views over fields and towards the historic village of Repton.

The contemporary bathroom has been re-fitted with a modern white suite comprising a panelled bath with mixer tap and separate electric shower, pedestal wash hand basin, and low-level wc with contrasting grey tiling and obscure double glazed window to the front elevation

Outside, there is a single width driveway leading to a single attached garage with power and lighting and rear personal access door. There is a fully enclosed lawned garden with a patio area and shrubbed borders.







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## The Location

Willington is a highly desirable Derbyshire village that blends countryside charm with modern convenience. Ideally positioned between Burton-on-Trent and Derby, the village offers superb transport links via the A38 and A50, as well as a local train station with direct services to Derby and Birmingham.

The village itself boasts a wide range of amenities, including a local Co-op supermarket, doctor's surgery, florist, hairdressers, a reputable primary school, and regular bus services.

Willington also falls within the catchment area for the sought-after John Port Spencer Academy, and lies just minutes from historic Repton – home to the prestigious Repton School.

Residents enjoy a warm community atmosphere, with independent cafés, riverside walks, and well-regarded pubs such as The Dragon and The Green Man. The picturesque Trent and Mersey Canal runs through the village, offering scenic walking and cycling routes, and leads to the nearby Mercia Marina – one of the UK's largest inland marinas. This vibrant leisure destination features boutique shopping, weekend markets, and a range of waterside dining options, including the popular Indian restaurant The Lotus.

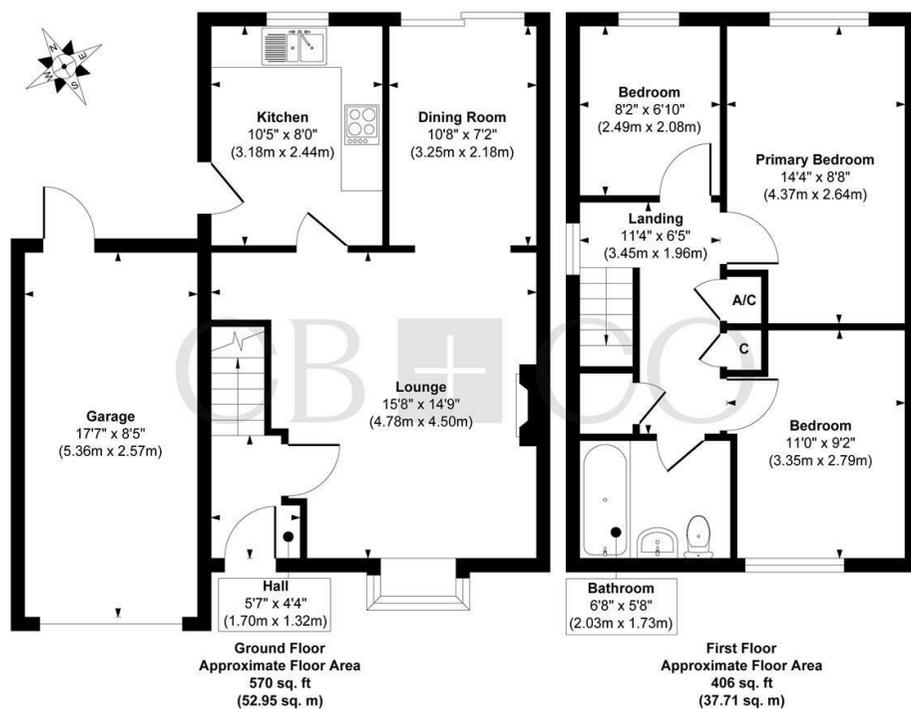
Whether you're sipping artisan coffee, enjoying countryside strolls, or commuting with ease, Willington offers a lifestyle that's both relaxed and well-connected







**Sealey Close, Willington, Derbyshire**



**Approx. Gross Internal Floor Area 976 sq. ft / 90.66 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## The Particulars

- Modern Detached Three Bedroom Home with Superb Views
- Views Towards the River Trent & Historic Village of Repton
- Superb Edge of Estate Cul-de-Sac Position
- Gas Central Heating & Double Glazing
- Entrance Hallway, Fitted Kitchen & Spacious Lounge with Open Plan Dining Area
- Three Well Proportioned Bedrooms & Contemporary Bathroom
- Front Gardens, Driveway, Single Integral Garage & Enclosed Rear Garden
- Sought after South Derbyshire Village with Railway Station
- Excellent Local Amenities & Close to the Historic Village of Repton
- No Chain Involved

### Size

Approx 976.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

C

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*Let's Talk*

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