Fletcher & Company

31 Old Hall Drive, Willington, Derby, DE65 6DT

Offers Around £225,000

Freehold



- No Upper Chain
- Popular Village Location
- Double Glazed
- Entrance Hall with Lounge/Dining Room Off
- Fitted Kitchen
- Two Bedrooms & Wet Room
- Gardens to Both Front & Rear
- Driveway & Garage
- Close to a Range of Amenities & Good Transport Links
- Viewing Recommended



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Summary

This is a well-positioned, two bedroom semi detached bungalow occupying a central location in the popular village of Willington.

The property is sold with the benefit of no upward chain and is double glazed with electric storage heaters. The accommodation comprises entrance hall, lounge/dining room, fitted kitchen, two bedrooms and wet room.

There are gardens to both front and rear along with a driveway and garage.

The Location

Willington is a very popular village south of Derby and features primary school, recreational ground, train station, a selection of pubs/restaurants, canal sidewalks, café and florist. The property has easy access to the A50 and A38 as well as major employers in the area.

Accommodation

Entrance Hall

9'2" x 3'9" (2.80 x 1.16)

A panelled and glazed entrance door provides access to the hall with electric storage heater, access to loft space and door to lounge.

Lounge/Dining Room

17'9" x 10'9" (5.42 x 3.30)

Having a feature fire surround with space for electric fire, telephone jack point, electric storage heater and double glazed window to rear overlooking garden.





Kitchen

8'2" x 8'1" (2.51 x 2.47)

With roll edge preparation surfaces, tiled surrounds, stainless steel sink unit with fitted base cupboards and drawers, complementary wall mounted cupboards, electric hob with built-in oven beneath with extractor hood over, appliance space suitable for fridge freezer and washing machine, double glazed window to rear and door to side.



Bedroom One

11'11" x 9'7" (3.64 x 2.94)

Having an electric storage heater and double glazed window to front.



Bedroom Two

10'0" x 8'1" (3.07 x 2.48)

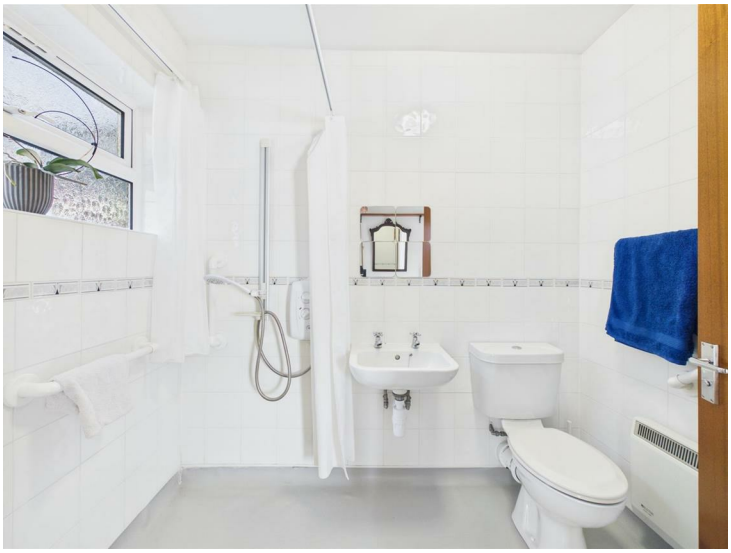
With double glazed window to front.



Wet Room

7'4" x 5'5" (2.24 x 1.67)

Comprising low flush WC, wash handbasin, fitted shower, electric heater, airing cupboard and double glazed window to side.

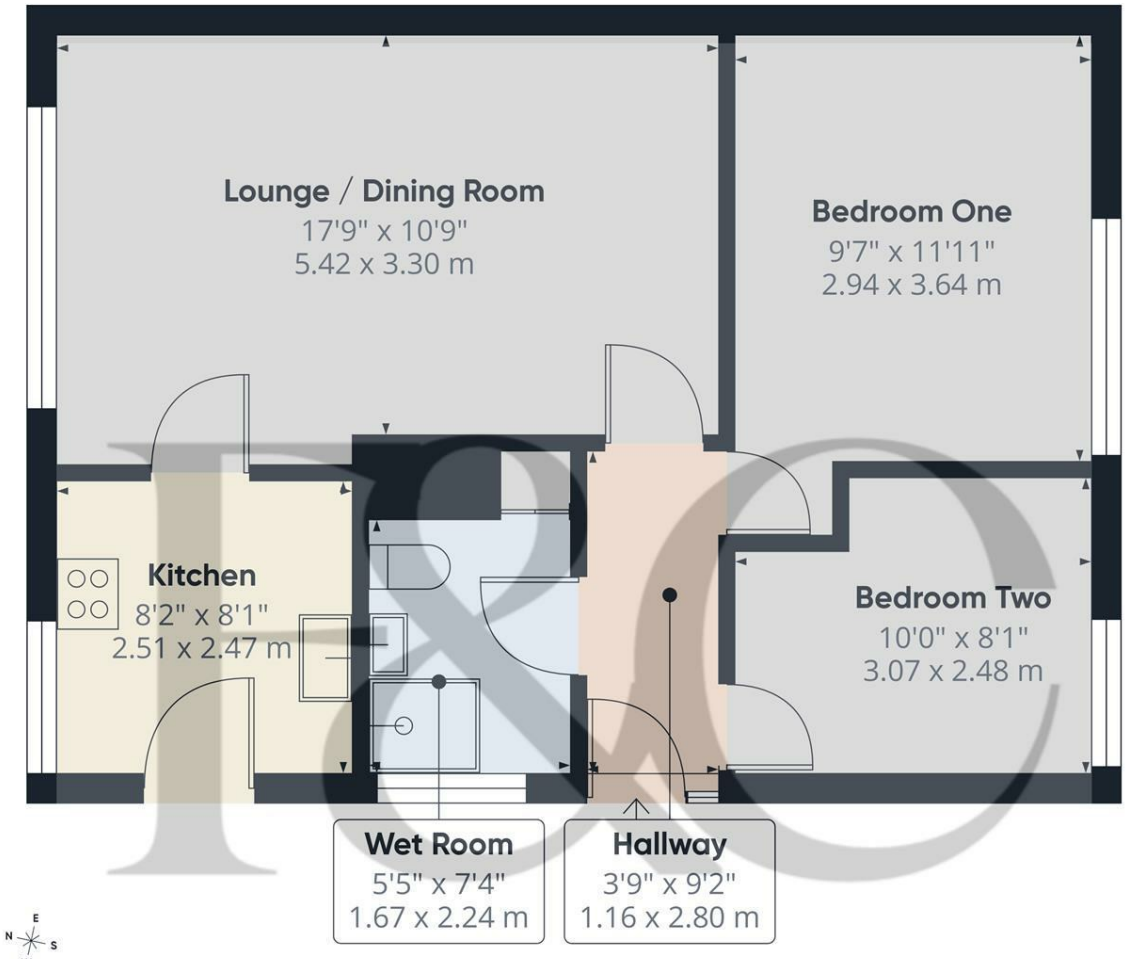


Outside

The property is set back behind a fore garden with adjacent driveway providing access through gates to a detached garage. To the rear of the property is a very private garden.



Council Tax Band B



Approximate total area(1)

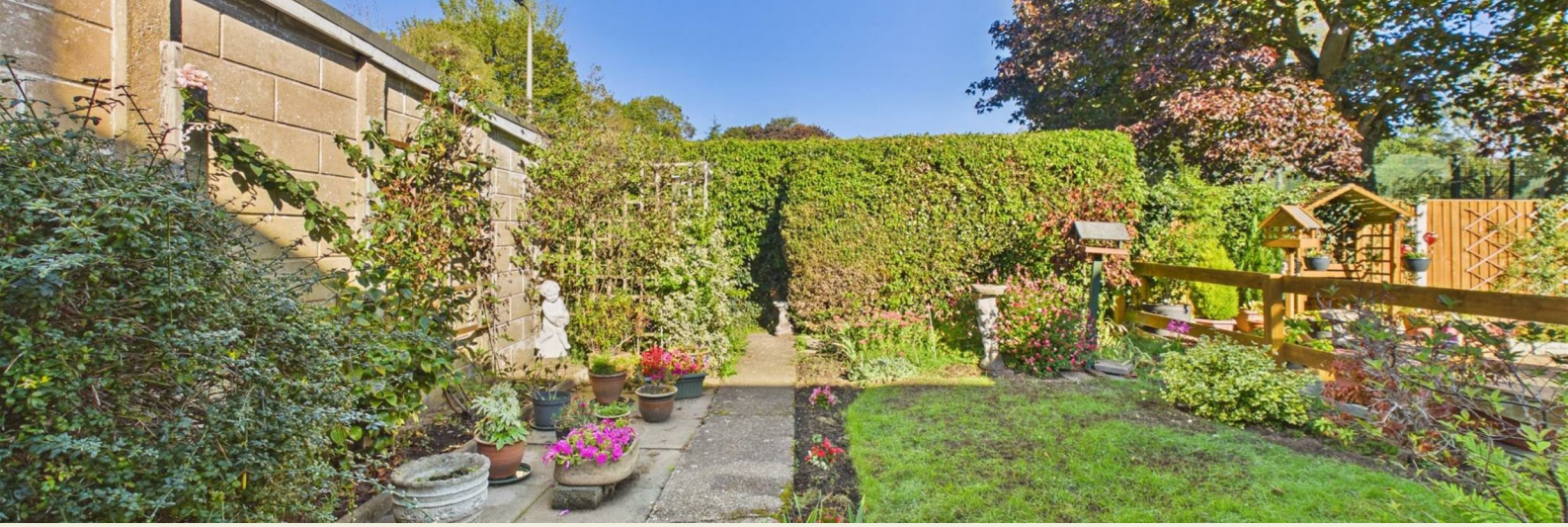
554 ft²

51.4 m²

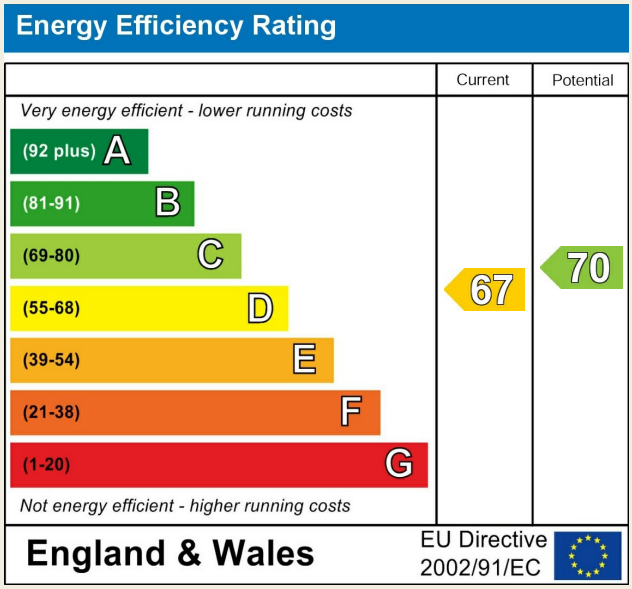
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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31 Old Hall Drive
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Council Tax Band: B
Tenure: Freehold