

# Viburnum Lodge

Mercia Marina, Willington, Derby, DE65

Price Guide £250,000 Leasehold



- Stunning Two-Bedroom Lodge Within Award-Winning Mercia Marina Conservation Park
- Prime Waterside Position With Uninterrupted Lake Views And Wraparound Decking
- Immaculately Presented Turn-Key Home Of Exceptional Quality
- Bright Open-Plan Living Space Filled With Natural Light And Views
- Two Generous Double Bedrooms, With Stylish Bathroom and En-Suite Facilities
- Contemporary Interiors Combining Comfort, Style, and Practicality
- Seamless Indoor-Outdoor Living With Spacious Entertaining Decking
- Peaceful Setting Surrounded by Landscaped Grounds and Wildlife
- Immediate Access to Restaurants, Boutique Shops, & On-Site Amenities
- Located Within a Secure Gated Community with Private Parking





## Summary

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Set within the highly sought-after Mercia Marina, this beautifully positioned lodge enjoys uninterrupted lake views and a private wraparound decking area, creating an exceptional outdoor living space. The setting is wonderfully peaceful and tranquil, offering a true sense of escape and calm from the moment you arrive.

Stepping inside, the property immediately delivers a striking “wow factor,” with an abundance of natural light and breathtaking water views enhancing the feeling of space and quality throughout.

Immaculately presented, the lodge features two generously sized double bedrooms, each complemented by stylish en-suite or bathroom facilities. The contemporary open-plan living area is bright and inviting, designed to maximise both comfort and the stunning surroundings. Large windows and doors create a seamless connection between indoor and outdoor living, with the decking providing the perfect space for relaxing or entertaining while taking in the best views across the lake.

Enjoying a fantastic position with no close neighbours, this home offers privacy, light, and arguably one of the finest outlooks within the marina.

Previously operated as a successful holiday let, the property represents an excellent opportunity for investors or those seeking a high-quality second home in a peaceful, picturesque, and highly desirable location.

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## The Location

Viburnum Lodge is a stunning two-bedroom lodge situated within the highly sought-after Mercia Marina, an award-winning conservation park set in 77 acres of picturesque Derbyshire countryside. This unique waterside destination is centred around a beautiful 24-acre lake, framed by colourful narrowboats and abundant wildlife, creating an exceptional setting. The marina offers a vibrant yet relaxed lifestyle, with boutique shops, award-winning restaurants, cafés, bars, and scenic walking routes all on site, along with striking public art, sculptures, and a programme of seasonal events including its renowned Christmas light displays. Ideally positioned, Mercia Marina also provides excellent access to the surrounding area, with the Peak District and a wide range of local attractions just a short drive away, making it a truly desirable and well-connected location.

## Accommodation

### Open Plan Living Space



## Living Area

The comfortable lounge area is a bright and welcoming space, filled with natural light and designed for relaxation. It features two leather two-seater sofas, a matching leather footstool, and an occasional chair—perfect for unwinding with a book or simply taking in the beautiful lake views.

French doors open directly onto the wraparound decking area, offering uninterrupted, full views of the spectacular lake and creating a seamless connection between indoor and outdoor living.

An antique chest-style coffee table adds character. The feature fireplace, complete with multiple visual effects and ambient mood lighting, creates a cosy focal point, with a Sony 50" Smart TV and soundbar positioned above for an enhanced viewing experience.

Further benefits include ceiling spotlights, a radiator, and ample power sockets, ensuring both comfort and practicality throughout. The property also benefits from continuous plywood flooring finished with laminate, creating a seamless and durable finish throughout the living space.



### Dining Area

The dining area features a large solid oak dining table to seat eight, perfectly positioned to enjoy direct views over the lake.

This space is wonderfully bright and inviting, benefitting from an abundance of natural light through windows overlooking the side aspect, with views of lush greenery. A further set of French doors opens directly onto the decking, creating an effortless flow between indoor and outdoor living and enhancing the overall sense of space.

Additional features include ceiling spotlights and conveniently placed power sockets, ensuring both style and practicality throughout.

### Kitchen Area

This area boasts a modern, stylish, and fully equipped kitchen, thoughtfully designed to combine practicality with a high-end finish. It features supermatt wall and base units in Pebble, complemented by a Formica Prima Grey Riverstone worktop and a sleek glass screen splashback.

The kitchen is fully integrated with an electric single fan oven, microwave, dishwasher, fridge, freezer, wine cooler, and a 1.5 drainer sink, along with an LPG gas ring hob. Under-cabinet lighting enhances both functionality and ambience, while the window provides a pleasant outlook and fills the space with natural light.

In addition, the kitchen is equipped with premium Dualit appliances, including a Nespresso coffee machine and milk frother. The cupboards are well stocked with high-quality utensils, glassware, and Denby crockery, ensuring everything needed for both everyday living and entertaining is readily available.

### Boot Room

The boot room is a highly practical and generously sized storage area, thoughtfully designed for everyday convenience. It houses the fuse board, carbon monoxide detector, boiler, and washer-dryer, making excellent use of the space while keeping essential utilities neatly tucked away.

Additional features include a radiator for comfort, ceiling spotlights, a Velux window that brings in natural light, and an extractor fan for ventilation, ensuring the space remains bright, functional, and well-ventilated throughout.

### Hall

The hallway provides access to both double bedrooms and the family bathroom, offering a practical and well-planned layout. This area is enhanced by ceiling spotlights and a smoke detector, ensuring both safety and a bright, welcoming feel throughout.



### Bedroom One

The comfortable main bedroom is beautifully presented and move-in ready, offering a spacious and calming retreat. This good-sized double bedroom features a king-sized bed with a feature headboard and integrated shelf, bedside cabinets, and an LG 50" Smart TV for added comfort and convenience.

A walk-through mirrored dressing area flows seamlessly from the bedroom, adding both style and practicality while enhancing the sense of space. This leads directly into the en-suite bathroom, completing the suite perfectly.

A well-positioned window provides a wonderful outlook and fills the room with natural light, further enhancing the calm and inviting atmosphere throughout.



### Dressing Area

A handy walk-through dressing area sits between the bedroom and en-suite, thoughtfully designed with fitted oak doors and mirrored sliding doors that enhance both light and space. This practical space offers full-height shelving and hanging rails, providing excellent storage while maintaining a sleek and organised finish.

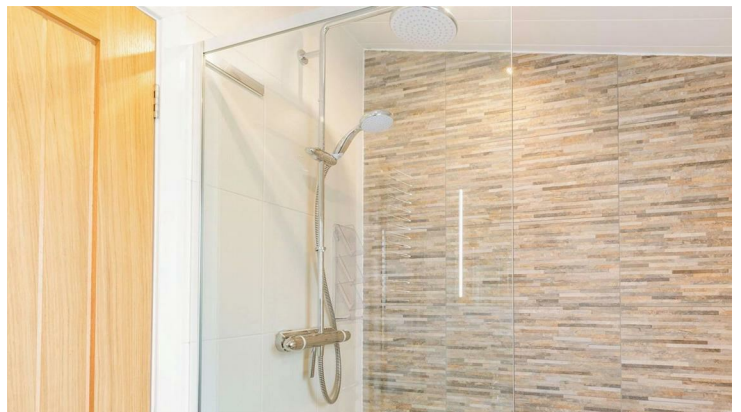
The dressing area leads directly into the en-suite bathroom, which also benefits from built-in shelving, offering neatly integrated and practical storage.



### En-Suite

Featuring a modern, stylish double walk-in rainfall shower, the en-suite is a well-proportioned and impressive space. It is finished with elegant Ardesia Ochre Muro wall tiles and complementary almond ceramic floor tiles, creating a warm and contemporary feel throughout.

The suite also includes a wash hand basin, WC, and towel radiator, offering both comfort and convenience in a thoughtfully designed setting. A fitted illuminated mirror with shaver point adds further practicality, while ceiling spotlights enhance the bright, modern finish. The double shower elevates the sense of luxury, making this a standout en-suite within the property.



## Bedroom Two

The second bedroom features two comfortable 3ft single beds, which can be easily configured as twins or pushed together to create a larger sleeping arrangement, while still leaving ample space to move comfortably around either side.

A feature wooden headboard with integrated shelf adds character and practicality, complemented by a fitted double wardrobe with shelving and hanging rails, providing excellent storage. The room also benefits from a pendant light fitting, USB sockets, and a white radiator, ensuring both comfort and convenience.

A 32" LG Smart TV is provided. This versatile room also includes an antique school desk, which can be used as either a dressing table or a practical office desk, making it ideal for both relaxation and remote working.



## Bathroom

The family bathroom is conveniently positioned directly opposite Bedroom 2, making it ideal for modern family living or when accommodating guests. This stylish and well-appointed space comprises a bath with rainfall shower over, a contemporary vanity unit with storage, WC with push-down flush, and a heated towel rail.

Fully tiled with elegant almond ceramic flooring, the bathroom is finished to a high standard throughout. Additional features include a wash basin with fitted illuminated mirror and shaver socket, ceiling spotlights, and an extractor fan, ensuring both practicality and a clean, modern aesthetic that complements the rest of the home.



## Outside

The lodge benefits from a stunning main decking terrace, perfectly positioned for relaxing and enjoying uninterrupted sun from dawn until dusk, tranquil views of the lake and surrounding wildlife. The decking also features steps leading down to the front of the lodge and the allocated car parking area, providing convenient and practical access while maintaining the seamless outdoor living experience.



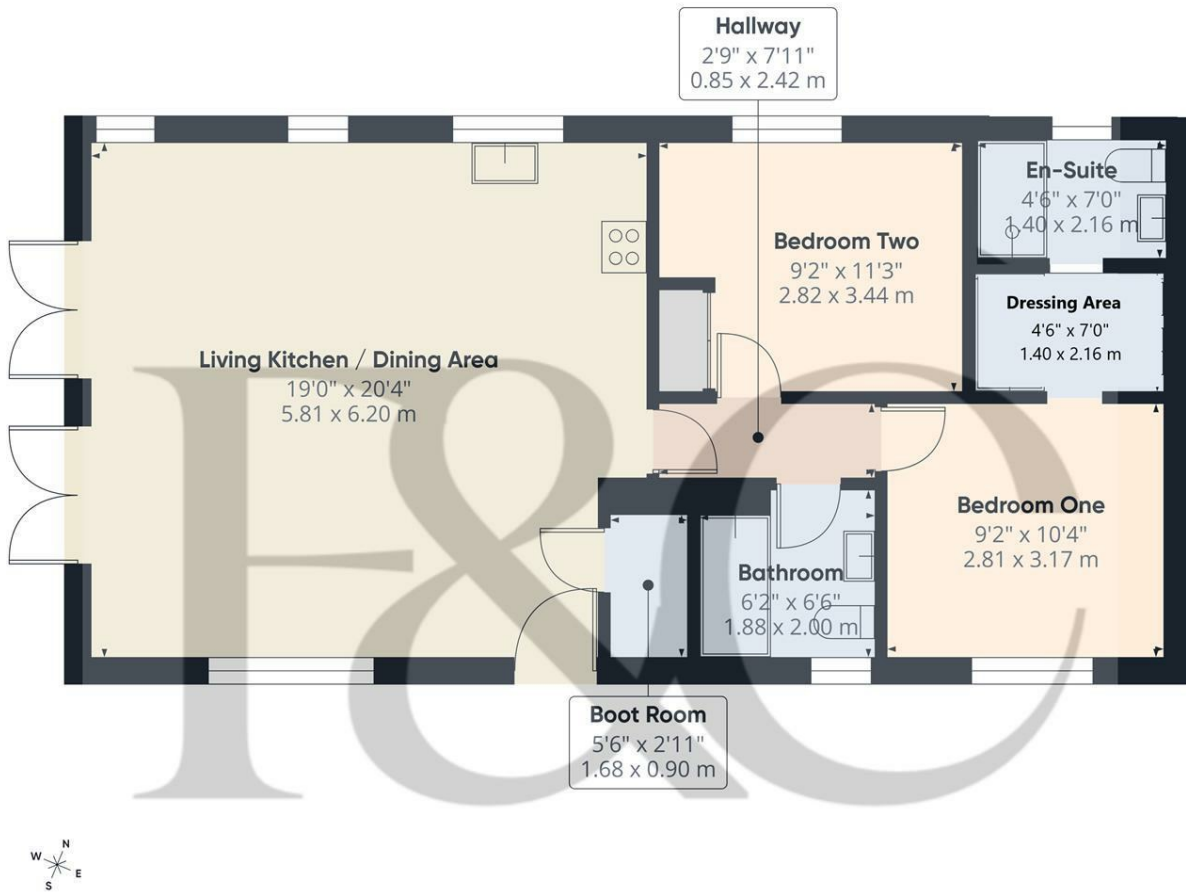
## Pitch Fees

Pitch fees to Mercia Marina at an annual charge of £4675.00

The Local Authority annual charge is £450.45.

Gas and electricity is metered and charged quarterly. Average per quarter for 2025 was £205.62.

Highest speed Fibre broadband £38/month



Approximate total area<sup>(1)</sup>  
687 ft<sup>2</sup>  
63.8 m<sup>2</sup>

(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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Council Tax Band:  
Tenure: Leasehold



#### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |