

Church Close, Willington

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Offers in excess of
£290,000



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This property at a glance:



Church Close, Willington



Jodie says:

"Welcome to this beautifully presented home, where thoughtful design and stylish improvements have created a space that's as practical as it is inviting.

Originally built as a three-bedroom semi-detached home, the current owners have cleverly reconfigured the layout to create two exceptionally spacious double bedrooms. It works wonderfully for modern living, while still offering the flexibility to convert back to three bedrooms if your needs change in the future.

As soon as I step inside, it's clear just how much care and attention has gone into every detail. The original garage has been expertly converted into a stunning open-plan kitchen, dining and living space that really is the heart of the home. Whether you're enjoying family time, hosting friends or simply relaxing at the end of the day, it's a space that adapts beautifully to every occasion.

To the rear, the cosy living room flows seamlessly into the conservatory, filling the home with natural light and creating the perfect spot to sit back and enjoy views across the garden. One of my favourite features has to be the striking oak and glass staircase, which adds a real sense of style and makes a wonderful focal point as soon as you walk through the door. Upstairs, you'll find two generous double bedrooms, both offering far more space than you might expect, along with a contemporary family bathroom finished to a high standard.

Outside, the landscaped courtyard garden is a real hidden gem. It's private, beautifully designed and wonderfully low maintenance – the ideal place to enjoy your morning coffee, entertain friends or simply unwind after a busy day.

This is a home that combines character, style and practicality in equal measure. It's been lovingly improved throughout and is ready for its next owners to move straight in and make it their own".

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Did you spot...

This fantastic family home has a beautiful South facing garden



A message from the seller:

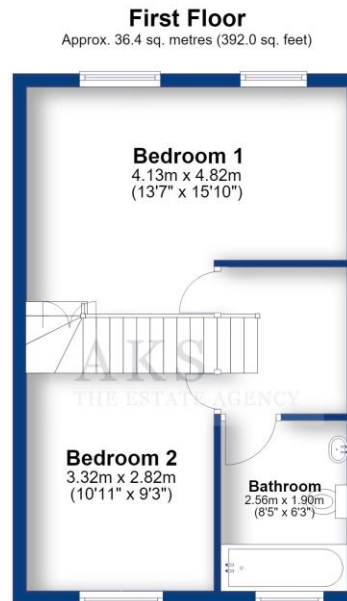
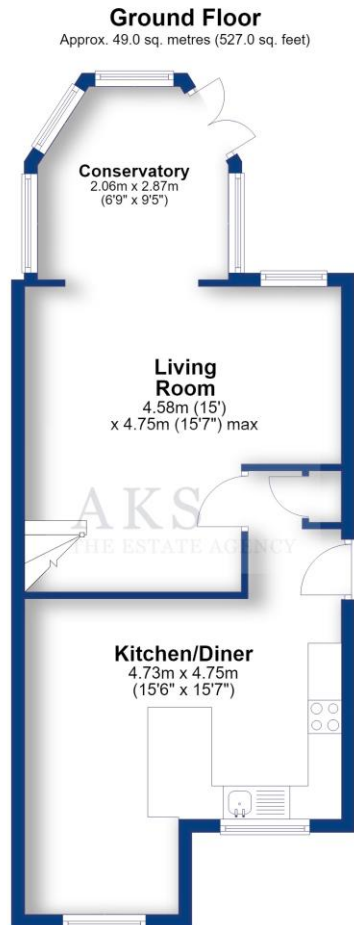
"This has been my much-loved family home for over 40 years, where I've raised my family and created so many wonderful memories. It has been the perfect place to watch my children grow, celebrate special occasions and enjoy everyday family life. My favourite place has always been the garden – it's a peaceful, private space where I've spent countless hours relaxing, gardening and making memories with family and friends. As I begin an exciting new chapter and look forward to retiring to the countryside, I hope the next owners will love this home just as much as I have."

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Floor Plan

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Total area: approx. 85.4 sq. metres (919.0 sq. feet)



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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300+ 5 star Google Reviews



Key Features:

- TWO BEDROOM SEMI-DETACHED HOUSE
- OPEN PLAN KITCHEN-DINER
- SPACIOUS LIVING ROOM THROUGH TO CONSERVATORY
- SOUTH FACING COURTYARD GARDEN
- EPC RATING C



About the area:

The village of Willington is beautiful and a fantastic village for a family. There are local amenities in the centre of the village including a Co-op, Post Office, Doctors Surgery, Chip shop and several pubs on the canal. With several fields, it is a popular walkers village with easy access to the canal path, leading to Mercia Marina with independent shops, restaurants and cafes. For commuters, it's a short drive to the A38 which leads to Derby City Centre, Royal Derby Hospital and the A50. The bus service which runs through the village goes to Derby City Centre as well as Burton Town Centre.



Schools:

The local Willington Primary School feeds into John Port School in the neighbouring village of Etwall.



Don't miss out on the chance to own this incredible property!

To book a viewing
with **Jodie** call
01332 30 30 30

[Click here](#) to watch the property video



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