

Messiter Mews, Willington

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Offers in excess of
£300,000



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This property at a glance:



1



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1



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Messiter Mews, Willington



Sam says:

“This really is a beautiful home in a lovely location! Every inch of the property has been decorated tastefully and to a high standard.

Everywhere has a warm, cosy feel and I absolutely adore how the current owner has set up the 3rd bedroom. Currently it has been transformed into a beautiful space to enjoy the garden from! The utility and downstairs WC adds to the practicality of this home.

The middle floor is stunning. The lounge, dining area and kitchen flow perfectly into one and another, running from the front to the back, benefitting from two Juliet balconies flooding this space with light! The bedrooms upstairs are great sized double bedrooms, one having an ensuite and both with fitted wardrobes. The main family bathroom is a great size and is a wonderful space to enjoy a hot bath!

Outside, the charming courtyard garden is a wonderful and well thought out sanctuary filled with personality! This really is a wonderful turn-key home”

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Did you spot...

This beautiful home
has a downstairs
bedroom and WC



A message from the seller:

"I have been at the property for 6 years now and have been very happy here. When I moved here, it was a blank canvas and I have done a lot of work to make it a home. The area is fantastic with everything here in the village and I hope to stay in the area. It has pubs, restaurants, the marina, doctors, dentist, school and shops. I am only selling as I want to downsize now that I have retired. My neighbours are lovely too. I am sure whoever buys my home will be very happy here"

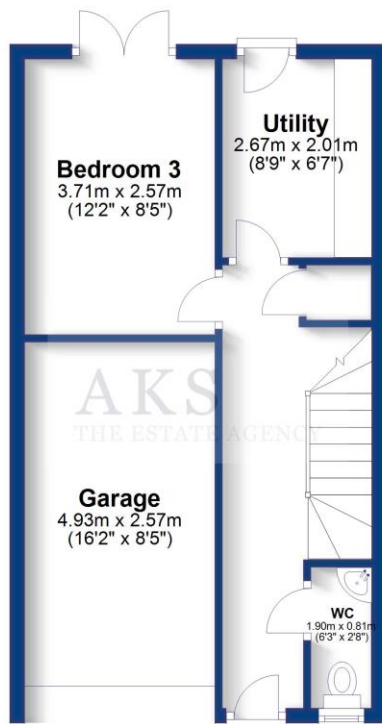
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Floor Plan

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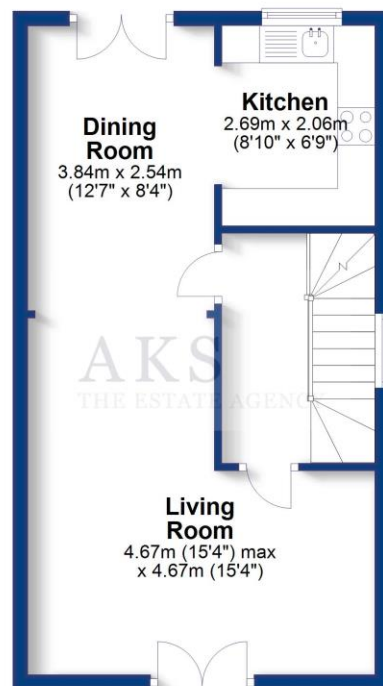
Ground Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



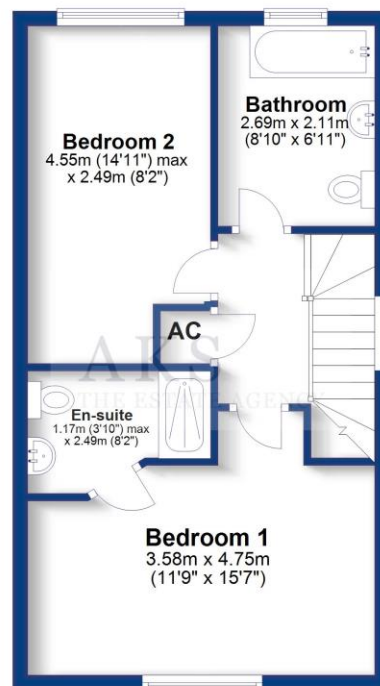
First Floor

Approx. 40.8 sq. metres (438.8 sq. feet)




Second Floor

Approx. 40.8 sq. metres (439.2 sq. feet)



Total area: approx. 120.5 sq. metres (1297.5 sq. feet)

Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Key Features:

- THREE STOREY, THREE BEDROOM HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- A GREAT LOCATION IN THE SOUGHT AFTER VILLAGE OF WILLINGTON
- EPC RATING C
- TWO JULIET BALCONIES
- WONDERFUL GARDEN
- DRIVEWAY AND GARAGE



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.



300+ 5 star Google Reviews



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

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

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



t: 01332 303030 • e: hello@aksresidential.com • Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

Registered office: Abacus House, 68a North Street, Romford, Essex RM1 1DA Company No. 10255861 • VAT Number: 245 4496 87