

The Castle Way, Willington

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Offers in excess of
£260,000



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This property at a glance:



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Watch the video



The Castle Way, Willington



Alice says:

“This is such a gorgeous home. It has all the character you want from a cottage, but it has been finished so beautifully that it feels bright, spacious and easy to live in too. There is parking for two cars on the driveway at the front, and from the moment you step inside, you can see how much thought has gone into the space.

The lounge runs from the front of the house right through to the back, and I love how open and light it feels. There is plenty of room for your sofas and other furniture, while double doors open straight out to the garden. The kitchen sits alongside it, with the rooms flowing together beautifully without losing their own feel.

For me, the kitchen is what makes this home really special. The original beams are such a lovely reminder of the cottage's character, sitting alongside a modern kitchen that has been done so well. There are integrated appliances, a breakfast bar, lots of worktop space and still plenty of room for a family dining table. I can imagine this being the room everyone gravitates towards, whether you are cooking, catching up over coffee or having people round for dinner. There is also a useful utility room off the lounge, giving you that extra practical space.

Upstairs, the main bedroom is a lovely double with its own en-suite. There is a second double bedroom, a single bedroom and a modern family bathroom with a roof window that brings in natural light. It is a layout that gives you options, whether you need all three bedrooms or would love a space to work from home.

The garden is another lovely part of the home. Double doors from the lounge lead onto a patio with room for outdoor furniture, alongside an artificial lawn that is easy to look after. There is side access too, which is always useful.

And then there is Willington itself. I love that you are right in the heart of the village, with its cafes, pubs and walks close by. This cottage gives you that village lifestyle alongside a home that feels truly special inside.”

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Did you spot...

This beautiful cottage is situated in the heart of Willington



A message from the seller:

"Welcome to Valentine cottage! Or as my partner calls it...The Spaceship. Selling this house is very bittersweet as we have loved living here for the past 5 years. And have made some great friends who started out as just neighbours. I love this village and everything it has to offer. Definitely try the Aangaan restaurant, it is divine! We're sure you'll love it here".

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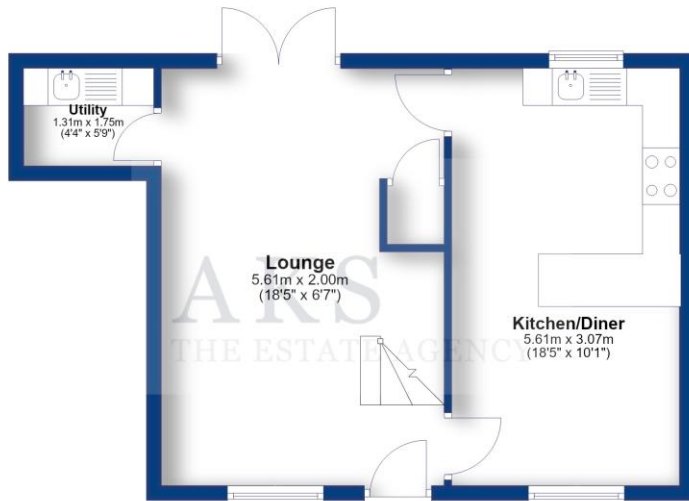


Floor Plan

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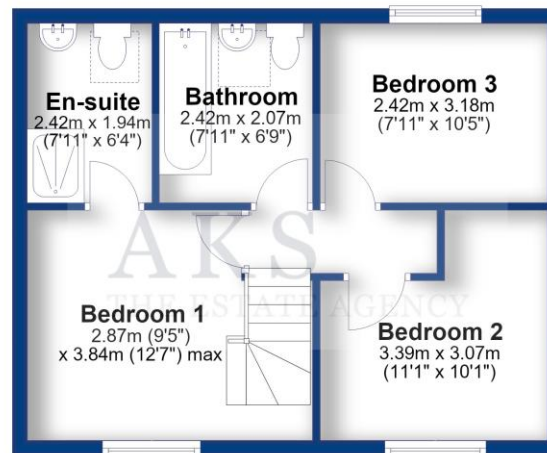
Ground Floor

Approx. 41.6 sq. metres (447.6 sq. feet)



First Floor

Approx. 39.8 sq. metres (427.9 sq. feet)



Total area: approx. 81.3 sq. metres (875.6 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	71	
(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:

- 3 BEDROOM MID TERRACE COTTAGE
- SIDE BY SIDE DRIVEWAY PARKING
- LOCATED IN THE HEART OF WILLINGTON
- BEAUTIFUL KITCHEN DINER
- EN-SUITE TO BEDROOM 1
- 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 Etwell.



350+ 5 star Google Reviews



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

To book a viewing
with **Alice** 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