



The Riverbank
Willington Derby

The Riverbank Willington Derby DE65 6EQ

for sale
£230,000



Property Description

A stunning character cottage nestled in a peaceful cul-de-sac location within the Derbyshire Village of Willington. Positioned within a few minutes walk from local shops, a popular gastro pub, highly regarded Primary Schools and Train Station with connections into Derby City Centre. This home would be an excellent fit for first time buyers, commuters and young families.

This home boasts character and charm with beamed ceilings throughout the ground floor, fireplace and cottage-style doors. Briefly accommodation comprises:- entrance hall leading to a kitchen fully-equipped with ample storage, double cooker, induction hob, extractor hood and space for further appliances. Off the hallway also is a cosy yet generous living room with doors into the adjoining conservatory with pleasant outlook into the tranquil rear garden. Upstairs, the landing connects two well-proportioned bedrooms as well as the modern shower with walk-in shower enclosure, WC and wash basin mounted over a vanity unit for additional storage.

Externally, the property also benefits from a single garage with additional parking to the front, together with easily maintained gardens to the front and rear.

All occupants of the development equally own and share the responsibility over the riverbank meadow amenity land, which provides a generous usable lawn upon approach to the River Trent. All owners enjoy private fishing rights to this stretch of the river.

Entrance Hallway

Having a front UPVC double glazed woodgrain entrance door with inset opaque and leaded glazing, vinyl floor covering, central heating radiator, carpeted open spindle staircase leading to the first floor, latch door giving access to a useful understairs store, further latch door off to: -

Kitchen

Fitted with a range of limed oak fronted

matching base and wall units with laminated work surfaces over, single drainer one and a quarter bowl acrylic sink unit with chrome mixer tap over, plumbing and space for automatic washing machine, integrated New World electric fan assisted oven, electric hob with extractor hood over, ceramic tiled splashback, space for fridge freezer, quarry tile flooring, painted beams to the ceiling, latch door to: -

Lounge

Having feature brick fireplace incorporating coal effect gas effect on a quarry tile hearth and timber mantle over, four wall light points, beams to the ceiling, carpeted flooring, double opening timber doors giving access to: -

Conservatory/Sunroom

Having dwarf brick wall and UPVC double glazed construction with top opening vents and double opening UPVC double glazed French doors to the rear giving access to the rear garden, pitched polycarbonate roof, ceramic tiled flooring, central heating radiator, power sockets.

First Floor Landing

Having open spindle balustrade, carpeted flooring, loft access, latch door off to: -

Bedroom One

Having UPVC double glazed woodgrain window with fitted window blind to the rear giving aspect over the rear garden, central heating radiator, two timber double opening latch door fronted wardrobes with hanging rails and shelving.

Bedroom Two

Having UPVC double glazed woodgrain window to the front elevation, central heating

radiator, carpeted flooring, further loft access point, latch door to a deep built in wardrobe with hanging rail and shelving, further latch door to useful airing cupboard housing the hot water cylinder and slated shelving for linen storage.

Outside

To the front of the property is a covered storm porch with lighting, outside power socket, slate chipped open front garden having a paved pathway leading to the front door area.

The rear garden is a low maintenance cottage style walled garden being majority paved and gravelled having rope edged borders inset with a variety of mature shrubs, central slate water feature, a further gravelled area to the rear and a pathway for bin access and to the parking area.

The garage is adjacent to the neighbouring property's garage being brick built and having a pitched roof, red up and over door, having light and power, tarmac driveway providing off road parking in front of the garage.

Family Shower Room

Having a three piece white suite comprising of double width glazed shower cubicle with Triton electric shower over, glazed shower screen, fully tiled with decorative mosaic border to the shower area, wash hand basin with chrome mixer tap over and low level wc both fitted to an L shaped vanity unit proving storage beneath and laminated vanity shelf over, wall mounted heated towel rail, ceramic tiled flooring, extractor fan.

Riverbank

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Agent Notes

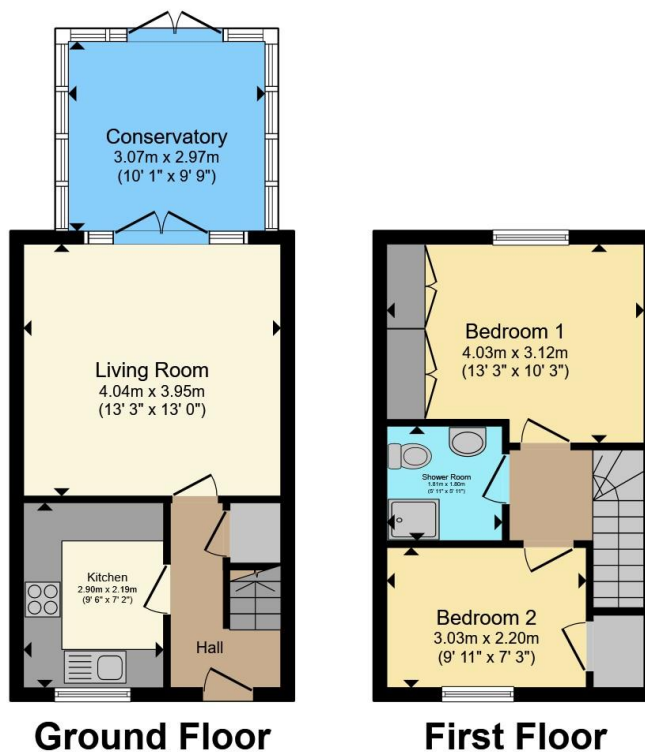
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has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 65.6 m² (706 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref: MEL206086 - 0015

Tenure:Freehold EPC Rating: C Council Tax Band: B

view this property online ashleyadams.co.uk/Property/MEL206086



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