



**11 Derwent Court, Willington, Derby, DE65 6ED**  
**£229,950**

## ENTRANCE HALL

### LIVING ROOM 19'4" x 10'2" (5.9 x 3.1)

Double glazed window to front elevation, double glazed patio doors to rear elevation, central heating radiator, laminate flooring and fire place with gas fire.

### KITCHEN DINING ROOM 12'9" x 8'10" (3.9 x 2.7)

Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated electric oven and gas hob, central heating radiator, space and plumbing for washing machine and tumble dryer.

### UTILITY AREA 7'2" x 5'10" (2.2 x 1.8)

Single glazed door to side entrance, a range of wall and base storage units, space for fridge.

## FIRST FLOOR LANDING

### BEDROOM 14'1" x 10'2" (4.3 x 3.1)

Double glazed window to front elevation, central heating radiator and built in storage cupboard.

### BEDROOM 10'5" x 8'10" (3.2 x 2.7)

Double glazed window to rear elevation, central heating radiator and built in storage cupboard.

### BEDROOM 5'10" x 10'2" (1.8 x 3.1)

Double glazed window to front elevation, central heating radiator and built in storage cupboard.

## BATHROOM

Double glazed window, p shaped bath with shower over, wash hand basin, heated towel rail and tiling to splash prone areas.

## REAR GARDENS

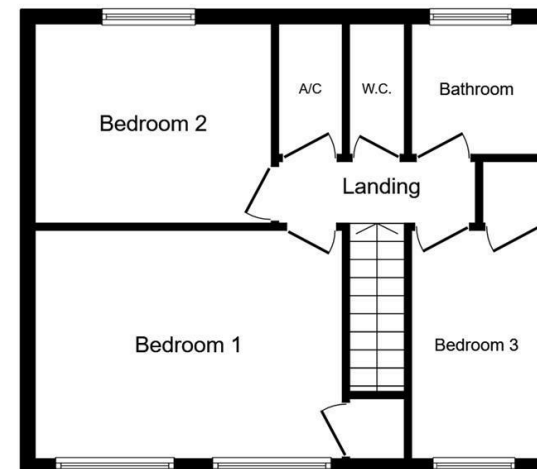
Large slabbed entertaining patio, laid to lawn and plant beds.

## PARKING

Parking to front of property



Ground Floor



First Floor