



**23 Coach Way, Willington, Derby, DE65 6ES**

**£360,000**

A beautifully presented three bedroom detached family home in a quiet Willington location, offering two reception rooms, conservatory, en suite shower room, landscaped rear garden, garage and generous driveway parking. Conveniently positioned for village amenities, schooling and transport links, this is a superb opportunity for family buyers.



## 23 Coach Way, Willington, Derby, DE65 6ES

### Summary Description

Situated within a quiet and well regarded residential position on the eastern edge of Willington, this beautifully presented three bedroom detached family home offers spacious and versatile accommodation extending to approximately 107 square metres (1,154 square feet). Ideally suited to growing families and buyers seeking a move in ready home in South Derbyshire, the property combines practical living space with a stylish interior and attractively landscaped outdoor areas.

The accommodation begins with a welcoming entrance hall leading through to a comfortable front facing lounge featuring a wood burner stove and bay window. A separate dining room opens into a bright conservatory, creating flexible reception space ideal for both everyday living and entertaining. The fitted kitchen offers a range of integrated appliances alongside useful pantry storage, while a downstairs cloakroom/WC adds further practicality. To the first floor are three well proportioned bedrooms, including a principal bedroom with en suite shower room, together with a modern family bathroom. Outside, the property benefits from a block paved driveway providing parking for multiple vehicles, an integrated garage and an enclosed landscaped rear garden with patio and raised decking areas. Recent upgrades include the boiler, hot water cylinder, fascias and soffits, garage door and wood burner stove.

Willington is a highly regarded South Derbyshire village offering a range of local amenities including shops, pubs, cafes and a doctors surgery, together with reputable schooling for a variety of age groups. The village also benefits from a railway station providing links to Derby and Birmingham, while the A38 and A50 road networks offer convenient commuter access across the Midlands.

### Entrance Hall

A welcoming entrance hall with wood effect laminate flooring, an obscure UPVC double glazed front entrance door and radiator.

### Lounge

11'0" x 16'1" (3.36 x 4.91)



A comfortable front facing lounge featuring wood effect laminate

flooring, a UPVC double glazed bay window and an attractive wood burner stove, creating a warm focal point to the room. There are also two radiators, plus TV and telephone points.

### Dining Room

8'7" x 9'6" (2.64 x 2.92)



A useful dining room with wood effect laminate flooring, radiator and sliding patio doors opening through to the conservatory.

### Conservatory

10'5" x 9'1" (3.2 x 2.78)



A bright additional reception space with wood effect laminate flooring, UPVC double glazed windows, an opaque double glazed roof and a door leading out to the rear garden.



### Kitchen

9'7" x 8'9" (2.94 x 2.67)



A practical fitted kitchen with ceramic tile effect cushion flooring, rear facing UPVC double glazed window and inset ceiling lights. The kitchen includes gloss cream wall and floor units, stone effect roll edge worktops, a ceramic sink with drainer and chrome mixer tap, integrated electric oven, gas hob, chimney style extractor hood, integrated washing machine and integrated dishwasher. There is also useful under stairs pantry storage and a radiator.

### Guest Cloakroom/WC

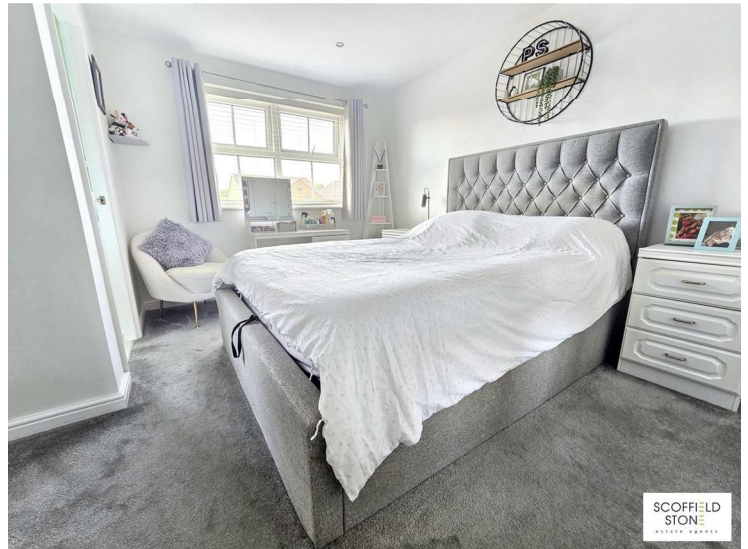
Fitted with ceramic tile effect cushion flooring, an obscure UPVC double glazed rear window, vanity wash hand basin with chrome monobloc tap, low flush WC and chrome heated towel rail.

### Stairs and Landing

A carpeted staircase rises to the landing, where there is an airing cupboard housing the hot water cylinder, together with access to the roof space.

### Bedroom One

11'5" x 14'5" (3.48 x 4.4)



A front facing double bedroom with carpeted flooring, UPVC double glazed window, radiator and useful over stairs storage cupboard.

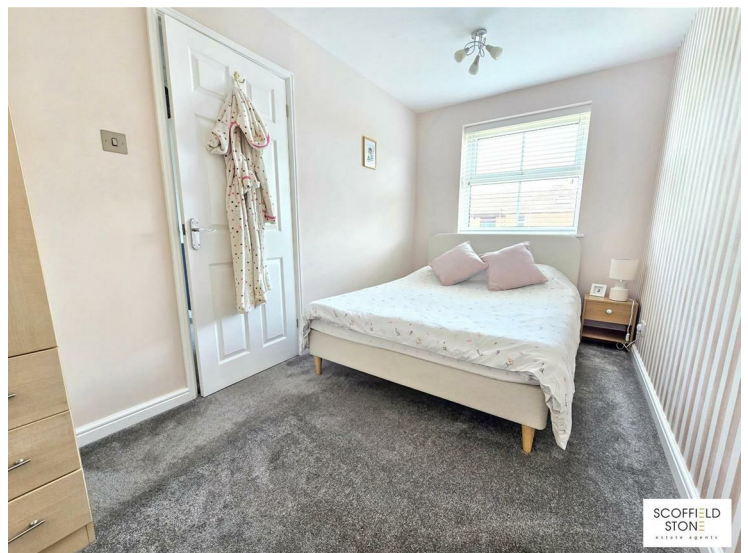
### En Suite Shower Room

5'0" x 5'4" (1.54 x 1.63)

Fitted with ceramic tile effect cushion flooring, obscure UPVC double glazed front window and inset ceiling lights. The suite includes a vanity wash hand basin with chrome monobloc tap, low flush WC, corner quadrant shower enclosure with plumbed shower, tiled splashbacks and chrome heated towel rail.

### Bedroom Two

6'11" x 15'5" (2.13 x 4.72)



A well proportioned second bedroom with carpeted flooring, front and rear facing UPVC double glazed windows and radiator.



### Bedroom Three

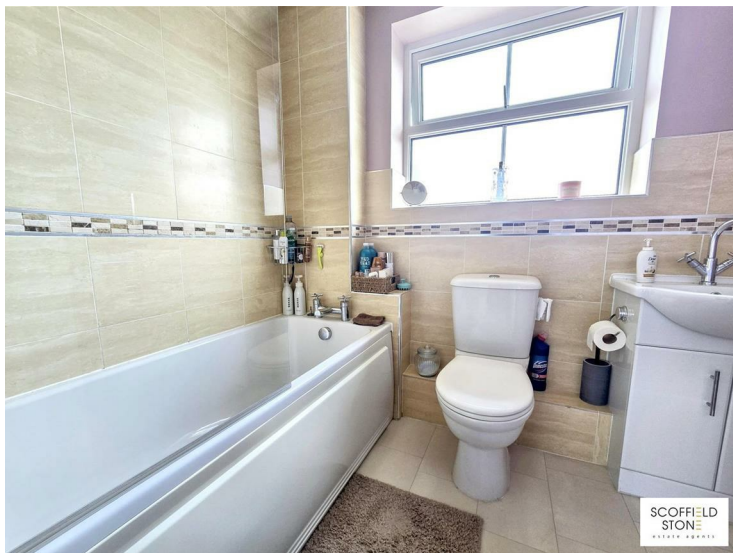
7'2" x 8'11" (2.2 x 2.72)



A rear facing bedroom with carpeted flooring, UPVC double glazed window and radiator.

### Bathroom

7'8" x 5'11" (2.34 x 1.82)



Fitted with ceramic tile effect cushion flooring, obscure UPVC double glazed rear window, inset ceiling lights and tiled splashbacks. The suite includes a bathtub with chrome mixer tap and electric shower over, low flush WC, vanity wash hand basin with chrome mixer tap and chrome heated towel rail.

### Garage

8'0" x 16'8" (2.45 x 5.1)

An integrated single garage with metal up and over door, light, power and wall mounted gas boiler.

### Frontage and Driveway

The property is approached via a full block paved frontage, providing off road parking for multiple vehicles.

### Rear Garden



An enclosed rear garden, attractively landscaped to provide a paved patio, lawn and raised decking area, creating a pleasant outdoor space for relaxing and entertaining. There is also a cold water tap.

### Recent Updates

Recent improvements include replacement fascias and soffits, garage door, washing machine, hot water cylinder, boiler and wood burner stove.

### Material Information

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: D

EPC rating: Survey Instructed

The building

Detached house, standard brick and block construction

3 bedrooms, 2 bathrooms, 2 receptions

Accessibility adaptations: None

Loft: insulated and boarded, accessed by Loft Hatch

Outside areas: Rear garden

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing and wood burner

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 great, Vodafone good, Three good, EE good

Parking: Driveway and Garage

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Long-term flood risk: Low — River and sea flooding risk: Very Low;  
Surface water flooding risk: Very Low; Reservoir flooding risk: At risk;  
Groundwater flooding risk: Unlikely  
Onward chain: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Follow the link for the full report:  
<https://moverly.com/sale/6VhbRP1B1E7862KrUDyThC/view>

### Buying to Let?

Guide achievable rent price: £1200pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

### Location / what3words

///laugh.violinist.apparatus

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

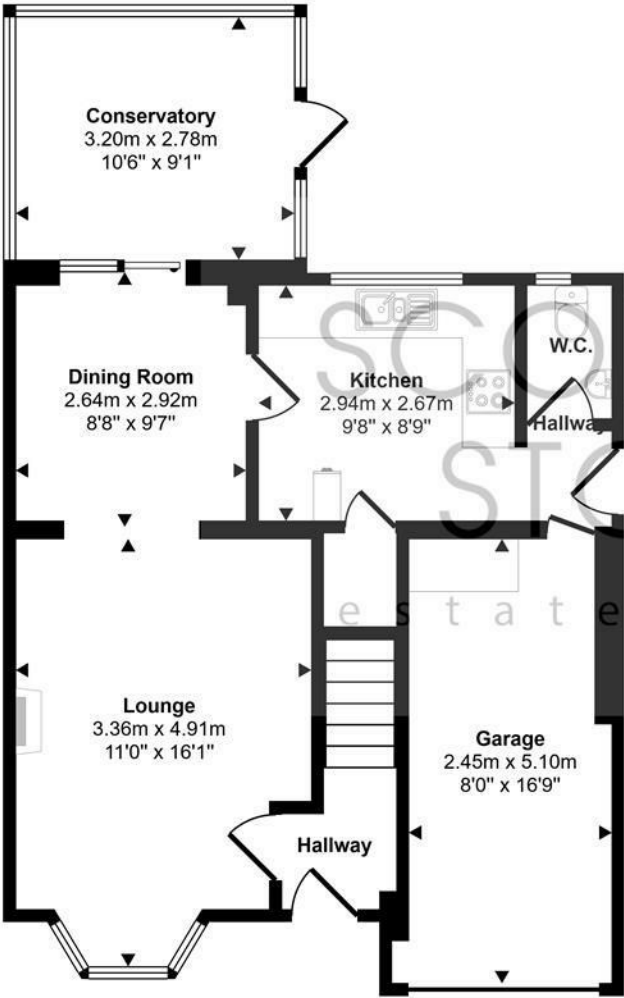
### ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.

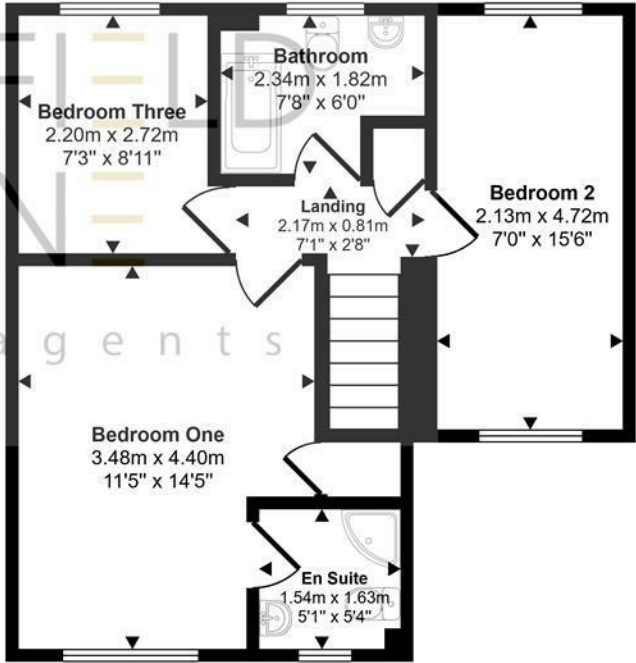


Sales: 01283 777100  
Lettings: 01332 511000  
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Approx Gross Internal Area  
107 sq m / 1154 sq ft



Ground Floor  
Approx 63 sq m / 677 sq ft



First Floor  
Approx 44 sq m / 477 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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