

Tailby Drive, Willington

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£370,000



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This property at a glance:



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TORC6

Tailby Drive, Willington



Jodie says:

“One of the first things I noticed about this home is where it's tucked away. Sitting on a quiet cul-de-sac in one of Willington's most desirable spots, it has such a peaceful feel, and with canal walks, countryside footpaths and great local amenities all close by, it's easy to see why people love living here.

Inside, the living through diner is a really welcoming space and somewhere I can instantly imagine families spending time together. At the rear, the conservatory is a lovely little bonus – perfect for a morning coffee while looking out over the garden.

The kitchen is another room that really stood out to me. It's beautifully finished in neutral tones and feels bright and practical, with access through to a cleverly adapted garage space. I love how the current owners have created so much useful storage here, along with a downstairs WC, while still retaining additional storage at the front of the garage.

Upstairs, you'll find five well-proportioned bedrooms, including a generous principal bedroom with its own en-suite, alongside the family bathroom. But my favourite feature has to be the loft conversion. It's been done to a fantastic standard and gives you so many options, whether you need an extra bedroom, a home office, hobby room or somewhere for the kids to escape to.

Outside, the south-west facing garden feels wonderfully private thanks to the mature planting around the boundaries. It's full of colour and character, with plenty of space to sit, relax and entertain, and I love the gate at the back that takes you straight onto the public footpath for canal walks and countryside strolls.

For me, this is one of those homes that offers more than first meets the eye. It's spacious, flexible, beautifully maintained and perfectly suited to modern family life, all in a fantastic village location that people rarely want to leave.”



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Did you spot...

This great family home
has a spacious loft
conversion



A message from the seller:

Welcome to our house. We have loved living here since the house the house was built 38 years ago during which we have extended the house twice, because we love the area, local friends & neighbours.

We love the village of Willington with its proximity to the railway Station & local amenities . With great local countryside walks. Our daughters are now grown up & left home so we are looking to downsize but stay in the village.

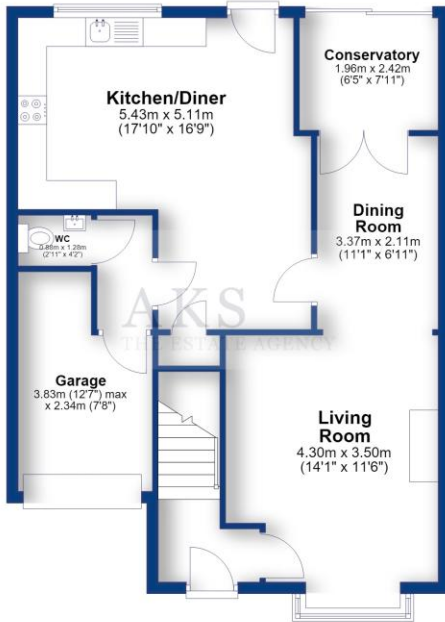
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Floor Plan

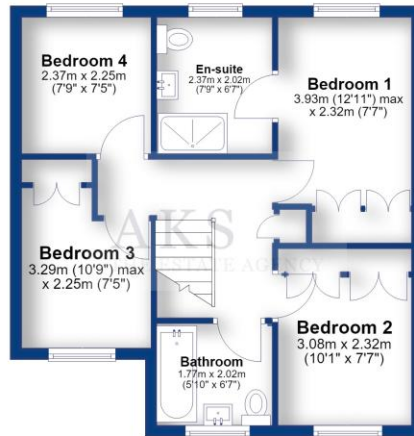
Ground Floor

Approx. 67.9 sq. metres (730.7 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.2 sq. feet)
(excluding Bathroom)



Second Floor

Approx. 23.4 sq. metres (251.4 sq. feet)



Total area: approx. 132.3 sq. metres (1424.3 sq. feet)



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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300+ 5 star Google Reviews



Key Features:

- 5 BEDROOM DETACHED HOME
- SPACIOUS FAMILY LIVING AREAS
- SPACIOUS LOFT CONVERSION
- DRIVEWAY PARKING AND GARAGE
- QUIET CUL DE SAC LOCATION
- EPC RATING D



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.



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

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

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



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