



James Clarke Road, Willington



£250,000

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Key Features

- Two Bed roomed Semi Detached Home
- Desirable Village Location
- Great Sized Rear Garden
- Detached Single Garage & Driveway
- No Upward Chain
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this modern well proportioned two bedrooomed semi detached home in a desirable village location of Willington. Benefitting from plenty of off road parking, garage and good sized rear garden this property is ideal for any first time buyer or small family. In brief the accommodation comprises: - entrance hall, kitchen, lounge/diner, guest cloak room and on the first floor a landing leads to two double bedrooms and a well appointed bathroom. Viewings are highly recommended.

Accommodation In Detail

Composite double glazed door leading to:

Entrance Hall

having staircase rising to first floor, tiling to floor and one central heating radiator.

Guest Cloak Room 0.99m x 1.8m (3'2" x 5'11")

having low level wc, pedestal wash basin with chrome tap, extractor fan, consumer unit for electrics, tiling to floor and one central heating radiator.

Kitchen 2m x 3.59m (6'7" x 11'10")

having range of base and wall mounted unit, wood effect laminate work surface, four ring gas hob with extractor over and glass splashback, electric single oven, stainless steel sink and drainer with chrome mixer tap, integrated fridge/freezer, space for washing machine, tiling to floor, one central heating radiator and under counter lighting.

Lounge 4.2m x 4.86m (13'10" x 15'11")

having media points, built-in understairs storage cupboard, two central heating radiators, Upvc double double glazed window to side elevation and Upvc double glazed patio doors to rear with double glazed side panels.

On The First Floor

Landing

having access to loft space and one central heating radiator.



Master Bedroom 4.2m x 3.29m (13'10" x 10'10")

having built-in double wardrobes with glass sliding doors, thermostat for central heating, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Two 4.2m x 2.98m (13'10" x 9'10")

having built-in oversstairs storage cupboard housing gas fired combination boiler, one central heating radiator and Upvc double glazed window to front elevation.

Bathroom 1.97m x 2.1m (6'6" x 6'11")

having low level wc, pedestal wash basin with chrome mixer tap, bath with electric shower over and glass shower screen, tiling to wet areas, extractor fan, tiling to floor, chrome heated towel radiator and frosted Upvc double glazed window to side elevation.

Outside

To the rear of the home is an enclosed garden with a good sized patio area, raised decking area providing a further seating area, raised planter beds and a good sized lawned area. To the side is a good sized block paved driveway providing parking for up to three vehicles and leading to the detached single garage. To the front is a courtyard style garden with paved path leading to the front door and gravelled area.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

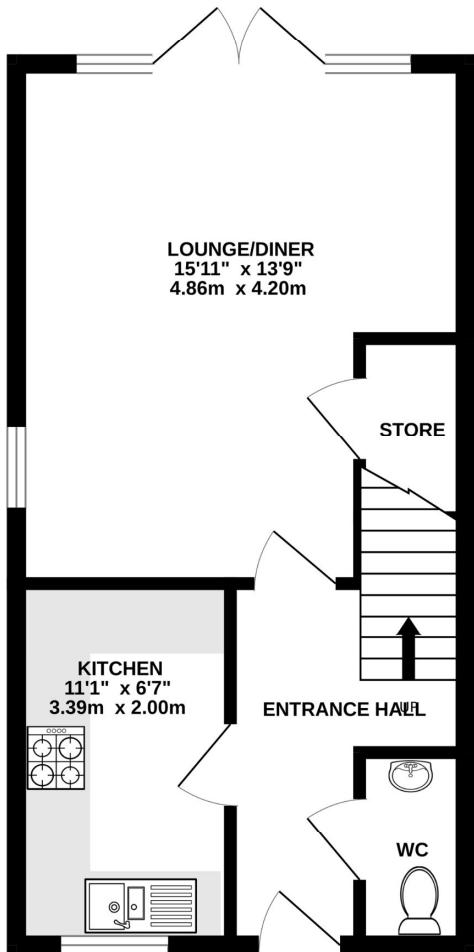
Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

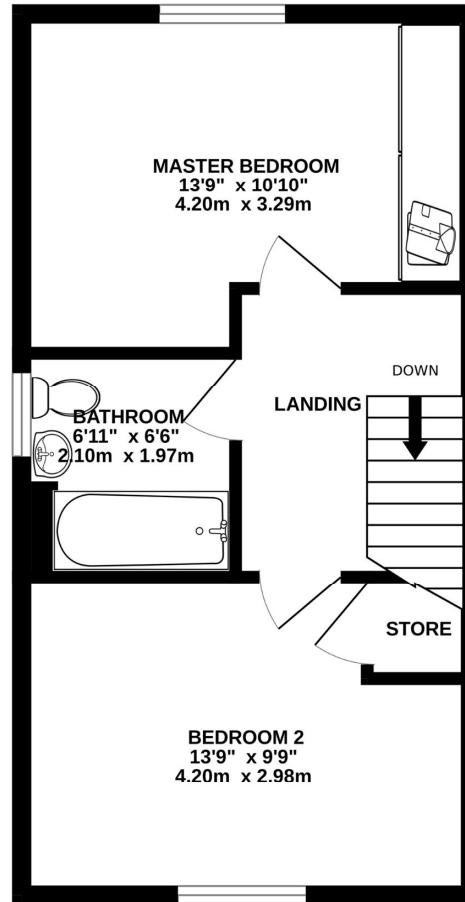
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



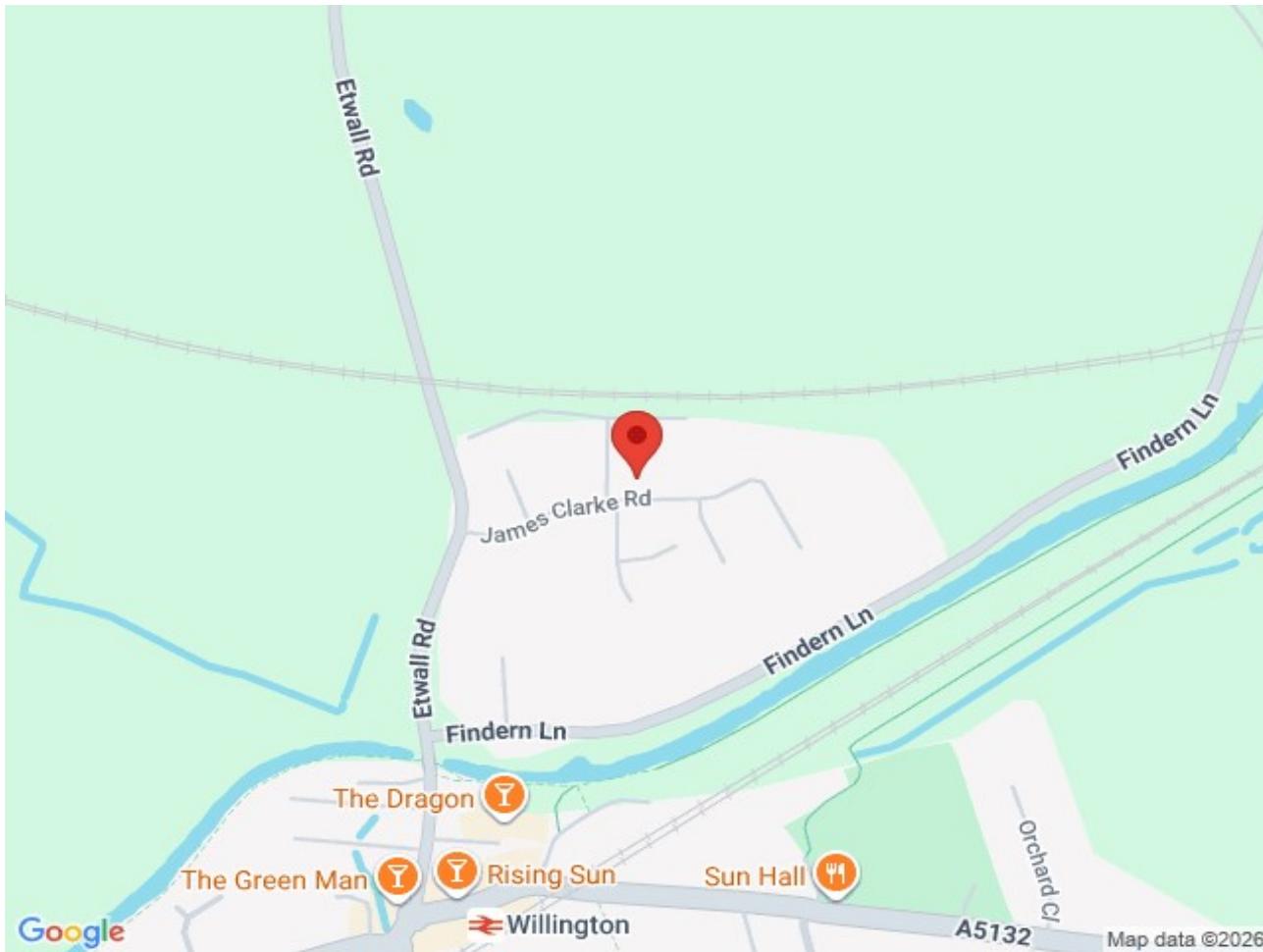
1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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	
WWW.EPC4U.COM			

01283 564657

burton@newtonfallowell.co.uk

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