Fletcher & Company

Fig Tree Cottage 20 Oaks Road, Willington, Derby, DE65 6DU

Asking Price £525,000

Freehold



- Beautifully Presented, Generously Proportioned, Four Bedroom Detached Family Home
- Generous Off-Street Parking
- Attractive Corner Plot with Excellent Outdoor Space
- Underfloor Heating Throughout the Entire Ground Floor
- Stylish Contemporary Kitchen with Smeg Appliances & Breakfast Bar
- Spacious Reception Rooms plus Stunning Garden Room with Velux Windows
- Principal Bedroom with Dressing Area & Modern En-Suite
- South Facing Walled Garden with Patio & Mature Planting
- Double Garage with Electric Door & Additional Storage
- Located in the Sought-After Village of Willington, Close to Amenities & Transport Links



Willington@fletcherandcompany.co.uk 01283 241 500 Council Tax Band: F EPC Rating: C



Summary

Situated within the highly desirable village of Willington, this beautifully presented four-bedroom detached family home enjoys a superb position, providing both privacy and generous off-street parking alongside a double garage. Occupying an attractive corner plot, the property offers spacious and versatile accommodation throughout and has been meticulously maintained, making it truly move-in ready.

Designed with modern family living in mind, the home features a welcoming entrance hall leading to a stylish contemporary kitchen with quality appliances, generous reception spaces and a stunning garden room filled with natural light overlooking the garden. A notable feature of the home is the underfloor heating throughout the entire ground floor, providing both comfort and efficiency. Upstairs, the property offers four well-proportioned bedrooms, including a superb principal bedroom with dressing area and modern en-suite, alongside a beautifully appointed family bathroom. The full height attic space provides storage and excellent potential for a loft conversion (subject to the necessary planning consents).

Externally, the home enjoys a south-facing walled garden, a useful courtyard area, ample driveway parking, and a double garage, creating excellent outdoor space for families and entertaining. Ideally positioned within easy reach of local amenities, schools, and transport links, this exceptional home offers the perfect combination of village living and modern comfort.

F&C

Willington@fletcherandcompany.co.uk 01283 241 500

The Location

Willington is a highly sought-after village offering a wide range of amenities, including a train station, primary school, a variety of well-liked pubs, a florist, restaurant, caf?, and scenic walks along the Trent and Mersey Canal. The village also provides easy access to the charming Mercia Marina and the nearby village of Repton, along with excellent transport connections via the A38 and A50.

Accommodation

Ground Floor

Entrance Hall

7'10" x 6'8" (2.40 x 2.05)

A welcoming and spacious entrance hall setting the tone for the rest of the home. Beautiful large tiled flooring flows throughout the space and benefits from underfloor heating, while soft pastel decor creates a calm and inviting atmosphere. Natural light pours in through the two front windows fitted with elegant shutters, positioned either side of the entrance door, creating a bright and airy first impression. The hallway features a pendant light, thermostat control, smoke alarm, staircase rising to the first floor and doors leading through to both the living room and kitchen.







Kitchen

13'6" x 11'0" (4.14 x 3.37)

A beautifully presented and well-designed kitchen enjoying a bright front aspect, allowing natural light to flood the space. The kitchen is fitted with a stylish range of sage green wall and base units with brushed steel handles, complemented by granite-effect worktops and attractive oak shelving. A striking honeycomb tiled splashback sits behind the impressive cream Smeg seven ring gas hob with oven below and extractor above, creating a standout focal point.

Additional features include a one and a half bowl sink with drainer, integrated dishwasher, breakfast bar with oak worktop and storage beneath and spotlights to the ceiling. The space benefits from continuous tiled flooring with underfloor heating, neutral decor, a Virgin media point and a front-facing window that fills the room with light, creating an inviting hub for everyday living and entertaining.







Dining Area

18'1" x 16'1" (5.53 x 4.92)

The dining area flows beautifully from the kitchen and provides a wonderfully bright dual-aspect space designed for family living and entertaining. Featuring stylish green painted walls and a feature wall, the room enjoys two sets of patio doors, one opening to the main garden and the other to the courtyard, allowing natural light to stream through the space throughout the day.

An oak door leads to a useful understairs storage cupboard, which houses the alarm system, while a further oak door provides internal access to the double garage.







Living Room

17'3" x 13'9" (5.28 x 4.20)

A generously sized and beautifully styled living room offering a warm and comfortable environment for relaxing. The space features grey carpet flooring and rich charcoal decor, complemented by a striking feature fireplace with oak surround and decorative tiled inset creating an attractive focal point.

Large windows to both the front and rear aspects allow the room to be filled with natural light, with fitted shutters to the front and blinds to the rear adding character and privacy. The living room flows seamlessly into the garden room, enhancing the sense of openness and connection to the garden beyond.







Garden Room

11'8" x 11'7" (3.58 x 3.55)

A truly stunning addition to the home, the garden room is flooded with natural light thanks to its impressive 360-degree outlook over the garden and two Velux roof windows. The space features stylish laminate flooring, underfloor heating and a striking feature light, creating a bright and versatile room ideal as a playroom, additional reception space or relaxation area. French doors open directly onto the garden, seamlessly connecting indoor and outdoor living.







Utility Room

5'8" x 5'7" (1.74 x 1.71)

A highly practical utility room continuing the same flooring, cabinetry and worktops as the kitchen, creating a cohesive design throughout the ground floor. The room provides space for two appliances, spotlights to the ceiling, neutral decor, and a side window allowing natural light into the space. Underfloor heating and a thermostat add comfort, while a door leads to the WC and external courtyard area.



Cloakroom/WC

4'9" x 3'2" (1.46 x 0.99)

A modern and stylish ground floor cloakroom featuring continuous flooring with underfloor heating. The suite includes a wash basin with mixer tap, wall hung WC with concealed flush, marble-effect half tiled walls, extractor fan and automatic spotlights to the ceiling.



First Floor Landing

16'11" x 8'0" (5.18 x 2.45)

A spacious first-floor landing finished with soft grey carpet flooring and a beautiful oak banister, enhancing the sense of quality throughout the home. The area includes a smoke alarm, thermostat and loft access.



Loft

The loft is fully boarded and fitted with lighting and a ladder, offering excellent storage space. With full roof height and existing plans available for conversion, the loft presents exciting potential for future extension subject to necessary permissions.

Bedroom One

15'9" x 10'11" (4.81 x 3.33)

A spacious and beautifully presented principal bedroom enjoying views over both the garden and courtyard through two windows, allowing natural light to fill the room. Finished with cream carpet flooring and neutral decor, the room flows into a dedicated dressing area with fitted sliding wardrobes, which then leads through to the private en-suite.







En-Suite

7'3" x 5'0" (2.21 x 1.53)

A stylish and modern en-suite shower room featuring tiled flooring, a large corner shower with dual shower heads, chrome heated towel radiator, wall hung WC, and a contemporary wash basin with storage cupboards below. A privacy window provides natural light while maintaining discretion and the room is finished with spotlights and an extractor fan.



Bedroom Two

13'7" x 8'4" (4.16 x 2.55)

A generous double bedroom positioned to the front of the property, enjoying excellent natural light. The room is neutrally decorated with beige carpet flooring and offers ample space for wardrobes, drawers and additional furniture.



Bedroom Three

13'6" x 8'3" (4.13 x 2.54)

Another well-proportioned double bedroom with two windows overlooking the front aspect, allowing the space to feel bright and airy. The room features beige carpet flooring, neutral decor with subtle blue accents and a radiator.



Bedroom Four

13'9" x 10'6" (4.20 x 3.22)

A charming and cosy double bedroom enjoying views towards both the courtyard and garden. Beautifully decorated with soft pastel tones, the room benefits from two windows allowing plenty of natural light, beige carpet flooring, pendant lighting and a radiator.

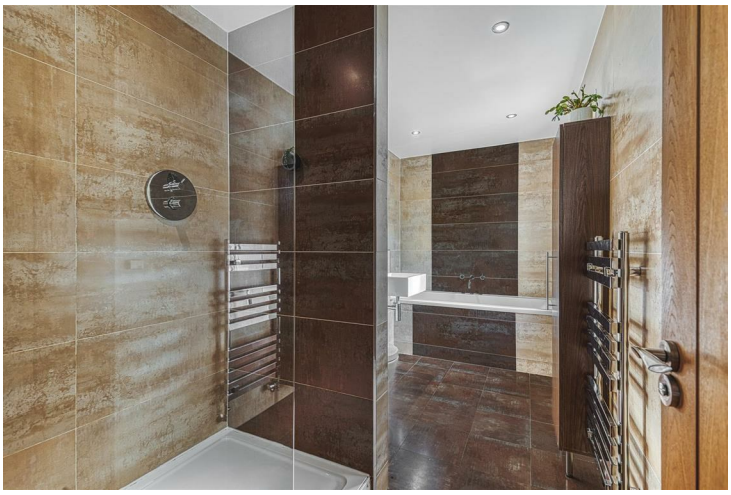


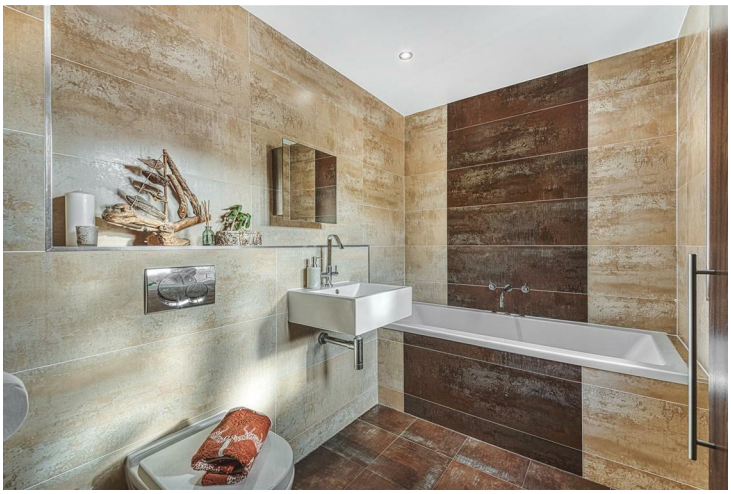


Family Bathroom

13'8" x 6'2" (4.17 x 1.89)

A modern and fully tiled family bathroom finished to a high standard. The suite comprises a large double shower with waterfall shower head, Jacuzzi bath with central taps, contemporary wash basin with separate hot and cold taps, WC, chrome heated towel radiator, extractor fan and spotlights. A large privacy window provides natural light, enhancing the sense of space.







Double Garage

16'5" x 15'1" (5.02 x 4.62)

A spacious double garage providing excellent storage and practical space. The garage houses the consumer units and boiler and benefits from shelving, smoke alarm, alarm detector and an electric metal door.



Courtyard Area

A useful external courtyard space laid with patio slabs, providing a practical area ideal for bin storage, wellies and outdoor equipment. A gate leads directly onto the driveway, adding convenience and accessibility.

Garden

Occupying a generous corner plot, the property enjoys a beautifully maintained south-facing garden, allowing sunlight to fill the space throughout the day. Designed for both relaxation and low maintenance, the garden is mainly laid with high-quality astro turf, complemented by a spacious patio area ideal for outdoor dining, and entertaining.

The garden is framed by mature flower borders filled with established trees and shrubs, creating a wonderful sense of privacy and greenery while adding colour and seasonal interest. The enclosed setting makes it a safe and enjoyable space for both children and pets, while the sunny aspect further enhances the appeal of this excellent outdoor area.

The property also benefits from a private courtyard area, providing a practical space for bins, outdoor storage and everyday use, with a convenient gate leading directly to the driveway.



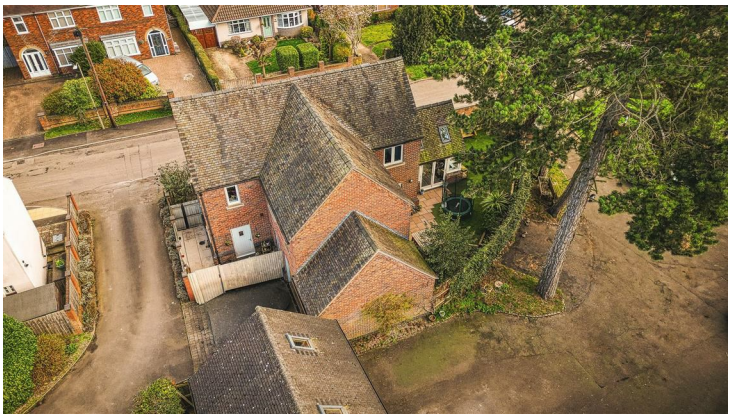


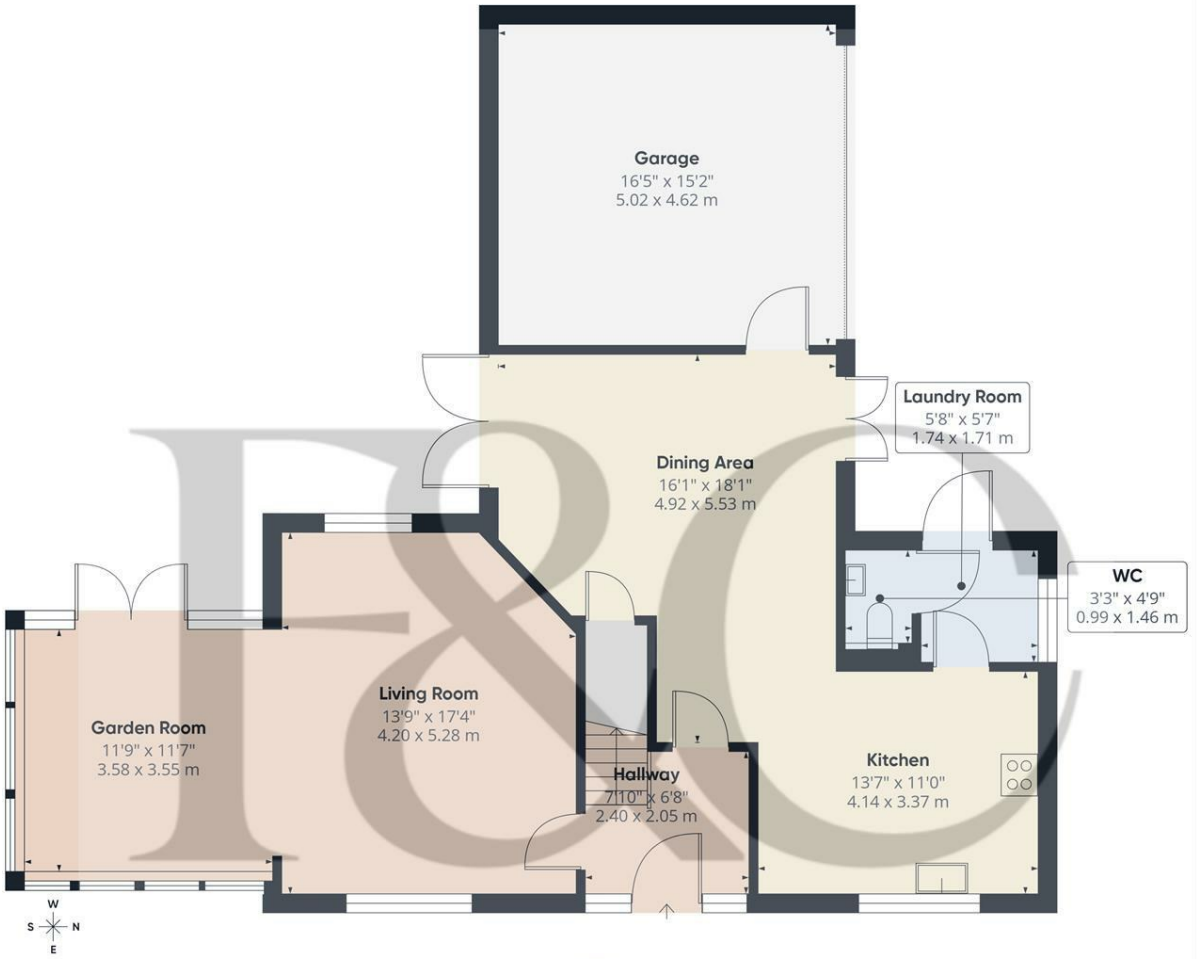


Council Tax Band F









Floor 0

Approximate total area(1)

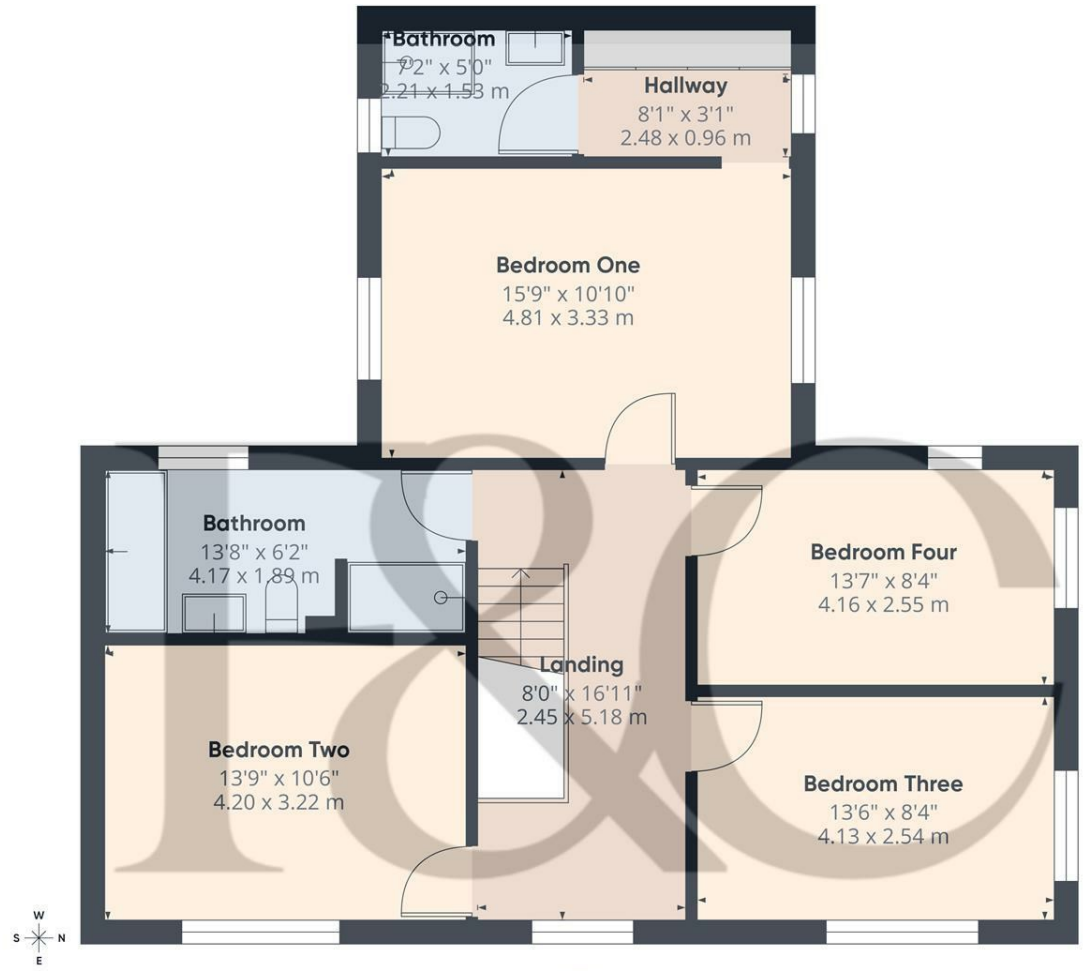
1127 ft²

104.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

Approximate total area(1)

808 ft²

75 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Duffield Office
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office
15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office
3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

Nottingham Office
2 Broadway
The Birkin Building
Lace Market
Nottingham
NG1 1PS

01158 222244
nottingham@fletcherandcompany.co.uk

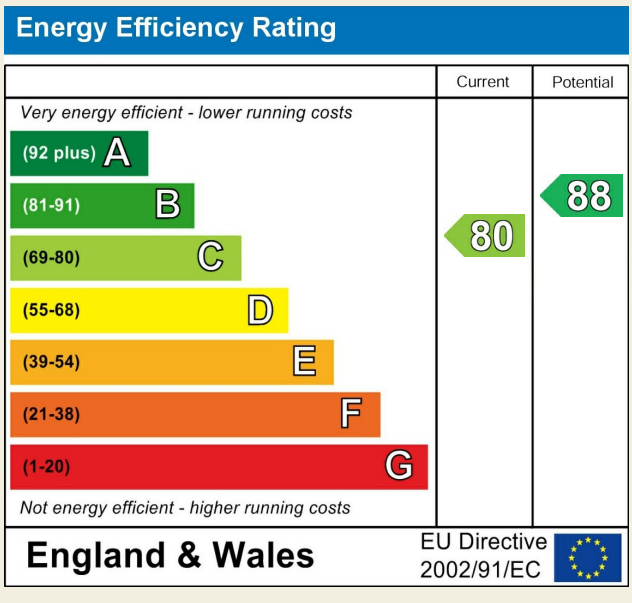


Fig Tree Cottage 20 Oaks Road
Willington
Derby
DE65 6DU

Council Tax Band: F
Tenure: Freehold