



THE POTLOCKS, WILLINGTON, DERBY

PRICE £1,000 PER

MONTH

2 BEDROOM

| 1 BATHROOM

| 1 RECEPTION



WELCOME TO
THE POTLOCKS

THE DETAIL

An attractive two bedroom semi detached home occupying a pleasant position within The Potlocks development in Willington. The property provides well proportioned accommodation arranged over two floors and offers a practical layout ideally suited to modern everyday living.

The ground floor provides a welcoming reception room alongside a very modern kitchen, creating comfortable living and dining space. The first floor offers two well proportioned bedrooms together with the family bathroom.

Outside, the property benefits from its own low maintenance rear garden, providing a private area for outdoor seating, entertaining or simply enjoying the garden during the summer months.

The property represents an excellent opportunity for those seeking a well located home within a popular village, with the convenience of local amenities and excellent transport connections close by.

Viewing is highly recommended to appreciate the accommodation and position on offer.

The Location:

Willington is a popular and well-established village situated approximately midway between Derby and Burton-on-Trent, offering an excellent balance of village living and convenient access to larger towns and cities. The village provides a good range of everyday amenities including shops, local services, public houses

CB+CO





and places to eat, together with local schooling and recreational facilities.

The surrounding area offers a wealth of opportunities for outdoor pursuits, with the River Trent and surrounding countryside providing attractive walking and cycling routes. Willington railway station provides regular connections towards Derby and beyond, whilst the A38 is readily accessible for commuters travelling throughout the region.

The location is particularly convenient for access to Derby, Burton-on-Trent and the wider East Midlands, with major road networks providing links towards the M1 and A50.

Reservation Fee & Deposit

A one week holding fee is required, which will be deducted from the first month's rent upon successful application.

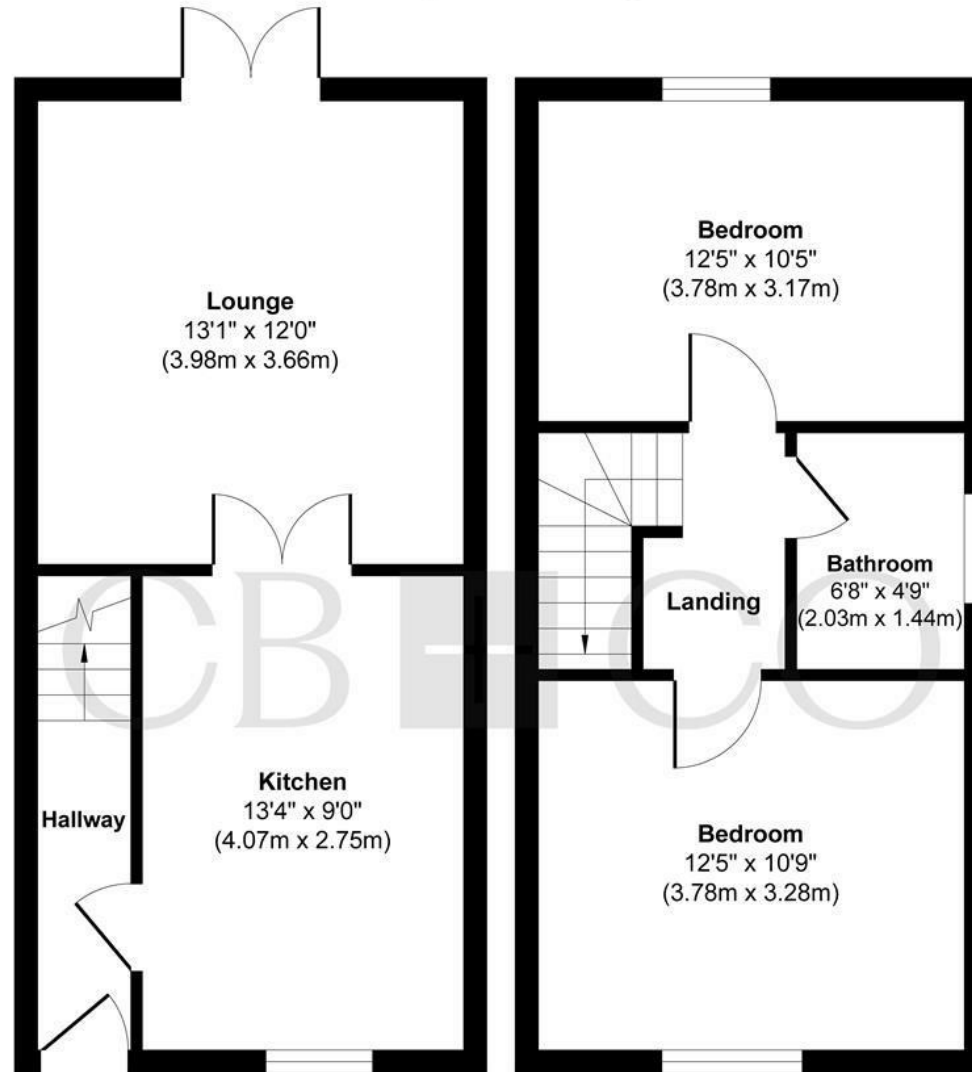
A five week security deposit is required, which will be lodged with the Deposit Protection Service (DPS).
Landlord ID: 4777942







The Potlocks, Willington, Derbyshire, DE65 6YA



Ground Floor
Approximate Floor Area
320 sq. ft
(29.82 sq. m)

First Floor
Approximate Floor Area
320 sq. ft
(29.82 sq. m)

Approx. Gross Internal Floor Area 640 sq. ft / 59.64 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

699.66 sq ft

EPC RATING

COUNCIL TAX BAND

B

- Attractive Two Bedroom Semi Detached Home
- Popular Residential Development In Willington
- Well-Proportioned Accommodation Arranged Over Two Floors
- Welcoming Reception Room With Comfortable Living Space
- Separate Kitchen Ideal For Everyday Living
- Two Double Bedrooms To The First Floor
- Family Bathroom With Practical Layout
- Private Garden Providing Pleasant Outdoor Space
- Convenient Access To Local Amenities And Transport Links
- Excellent Location For Derby, Burton-On-Trent And Wider East Midlands

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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