



**174 Twyford Road, Willington, Derby, DE65 6DG**

**£360,000**

Chain free and set on a generous plot, this two/three bedroom bungalow in sought after Willington offers flexible accommodation, driveway parking, front and rear gardens and excellent potential for modernisation or future development, subject to necessary permissions.

### Summary Description

Occupying a generous plot on the eastern boundary of the sought after village of Willington, 174 Twyford Road is a chain free, freehold two/three bedroom bungalow offering flexible accommodation, excellent outside space and exciting potential for future improvement. Presented in good condition throughout, the property is ready to enjoy, while also offering scope for a purchaser to modernise and adapt the layout to suit their own style and requirements.

The accommodation extends to approximately 114 square metres (1229 square foot) and includes a welcoming entrance hall, comfortable dual aspect lounge, fitted kitchen, conservatory, bathroom, ground floor bedroom and a versatile additional room which could be used as a bedroom, dining room or second reception. A further first floor bedroom provides useful additional space, complete with built in storage, roof space access and a boiler cupboard. Outside, the property benefits from a long block paved driveway providing parking for multiple vehicles, a lawned frontage with planted borders and an extended driveway leading to the rear. The enclosed rear garden offers privacy and has been landscaped with a patio, lawn, decorative gravel and mature planting, creating a practical and attractive outdoor setting.

Willington is a highly regarded South Derbyshire village, popular with buyers seeking a well connected location with a strong community feel. The village offers a range of local amenities, including shops, pubs, eateries, countryside walks and public transport links, along with access to nearby schooling, including John Port Academy catchment. Excellent road links provide convenient access towards Derby, Burton upon Trent, Repton, the A38, A50 and wider regional commuting routes, making this a superb opportunity for buyers seeking space, flexibility and long term potential.

### Entrance Hall

A welcoming entrance hall with wood effect laminate flooring, radiator, telephone point and a part obscure UPVC double glazed entrance door.

### Lounge

12'0 x 15'2 (3.66m x 4.62m)



A comfortable living room featuring carpeted flooring and dual aspect UPVC double glazed windows to the front and side, allowing plenty of natural light. The room is centred around a stone effect Adam style fireplace with matching hearth, with a radiator and TV point completing the space.

### Bedroom / Second Reception Room

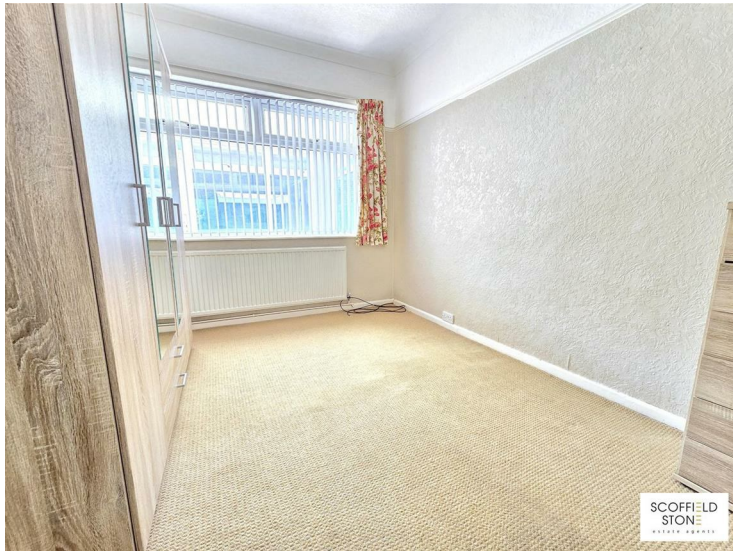
11'11 x 13'5 (3.63m x 4.09m)



A versatile room, ideal as a ground floor bedroom, dining room or additional reception space. The room is carpeted and benefits from a front aspect UPVC double glazed bay window, an Adam style fireplace with wooden mantel and stone effect hearth, radiator, telephone point and TV point.

**Bedroom**

8'11 x 11'9 (2.72m x 3.58m)



A carpeted ground floor bedroom with a UPVC double glazed window looking through to the conservatory and a radiator.

**Conservatory**

28'8 x 6'0 (8.74m x 1.83m)



A bright and useful garden room with ceramic tiled flooring, UPVC double glazed windows, a UPVC double glazed door to the side and sliding patio doors opening out to the rear garden.

**Kitchen**

10'3 x 9'10 (3.12m x 3.00m)

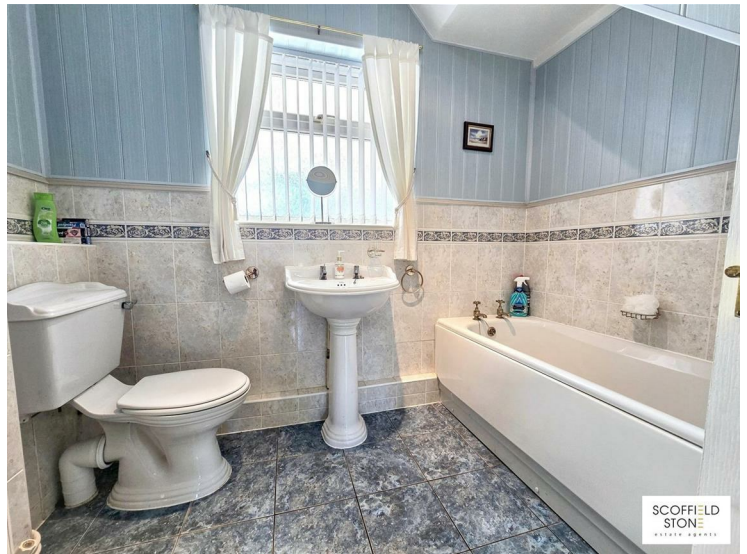


**Kitchen**

The kitchen is fitted with a range of wood effect wall and floor units, complemented by stone effect roll edge worktops and tiled splashbacks. There is an inset stainless steel sink with drainer, vegetable preparation bowl and chrome mixer tap, along with under counter space and plumbing for appliances. Wood effect laminate flooring, a radiator, side aspect UPVC double glazed window and further window to the conservatory complete the room.

**Bathroom**

7'8 x 7'1 (2.34m x 2.16m)



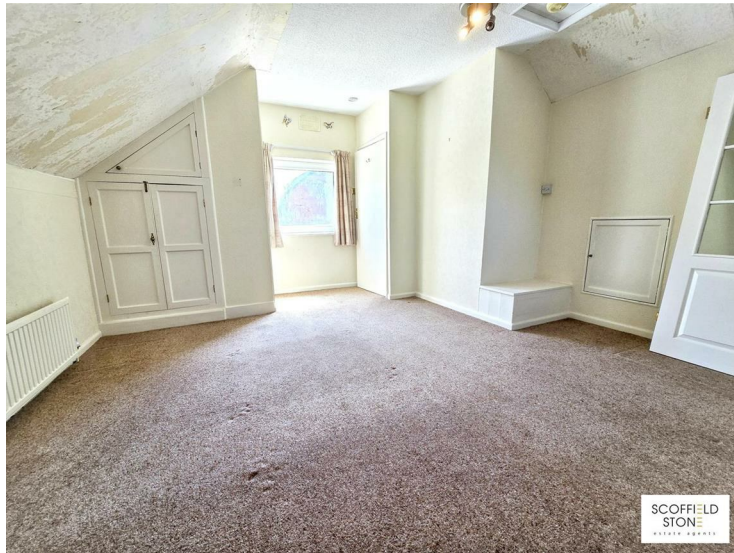
The bathroom is finished with ceramic tiled flooring and part tiled walls, comprising a WC, pedestal wash hand basin with chrome taps and a bathtub with gold effect hot and cold taps. There is also a radiator and a part obscure UPVC double glazed window looking through to the conservatory.

**Stairs**

A carpeted staircase with rear aspect UPVC double glazed window and a built in storage cupboard.

### First Floor Bedroom

13'8 x 13'5 (4.17m x 4.09m)



A spacious first floor bedroom with carpeted flooring, UPVC double glazed windows to both the front and rear, built in storage cupboards, radiator, access to the roof space and a boiler cupboard housing the gas boiler.

### OUTSIDE

#### Frontage and Driveway



To the front, a long block paved driveway provides generous off road parking for multiple vehicles, alongside a lawned frontage and planted herbaceous borders. The driveway continues to the rear, offering further access and practicality.

#### Rear Garden

The enclosed rear garden offers a good degree of privacy and has been thoughtfully landscaped to include a paved patio, lawn, decorative gravel areas and planted herbaceous borders. Additional features include a garden shed, cold water tap and outdoor power supply.

### Material Information

Verified material information

Council tax: C

Freehold

Is the property built in a standard form of construction: yes

Are you aware of any building safety issues: no

Is the property connected to mains electricity: yes

Are there solar panels on the property: no

Are other sources of electricity provided: no

Is there mains water: yes

Is the supply metered: yes

Mains surface water drainage: yes

Mains foul drainage / sewage: yes

What type of heating system does the property have: central heating, mains gas

What other features does the property have: double glazing, driveway, off street parking

Is the property in a controlled parking zone or within a local authority parking scheme: no

Is there an electric vehicle charging at the property: no

Is the property a listed building in England and Wales: no

Is the property in a designated conservation area: no

To your knowledge, does a tree preservation order to apply to any trees within the boundaries of the property: no

Do you know of any of the following rights or arrangements affect the property? Is there a public right of way through and/or across your house, buildings or land? no

Has the property been flooded in the last 5 years, to your knowledge: no

Are you aware of any planning application that could affect the property, the enjoyment of it or the views from it: no

### 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.

### Location / what3words

///aware.ribs.proves

### Buying to Let?

Guide achievable rent price: £1500pcm

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. Scofield 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.

### ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks

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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.

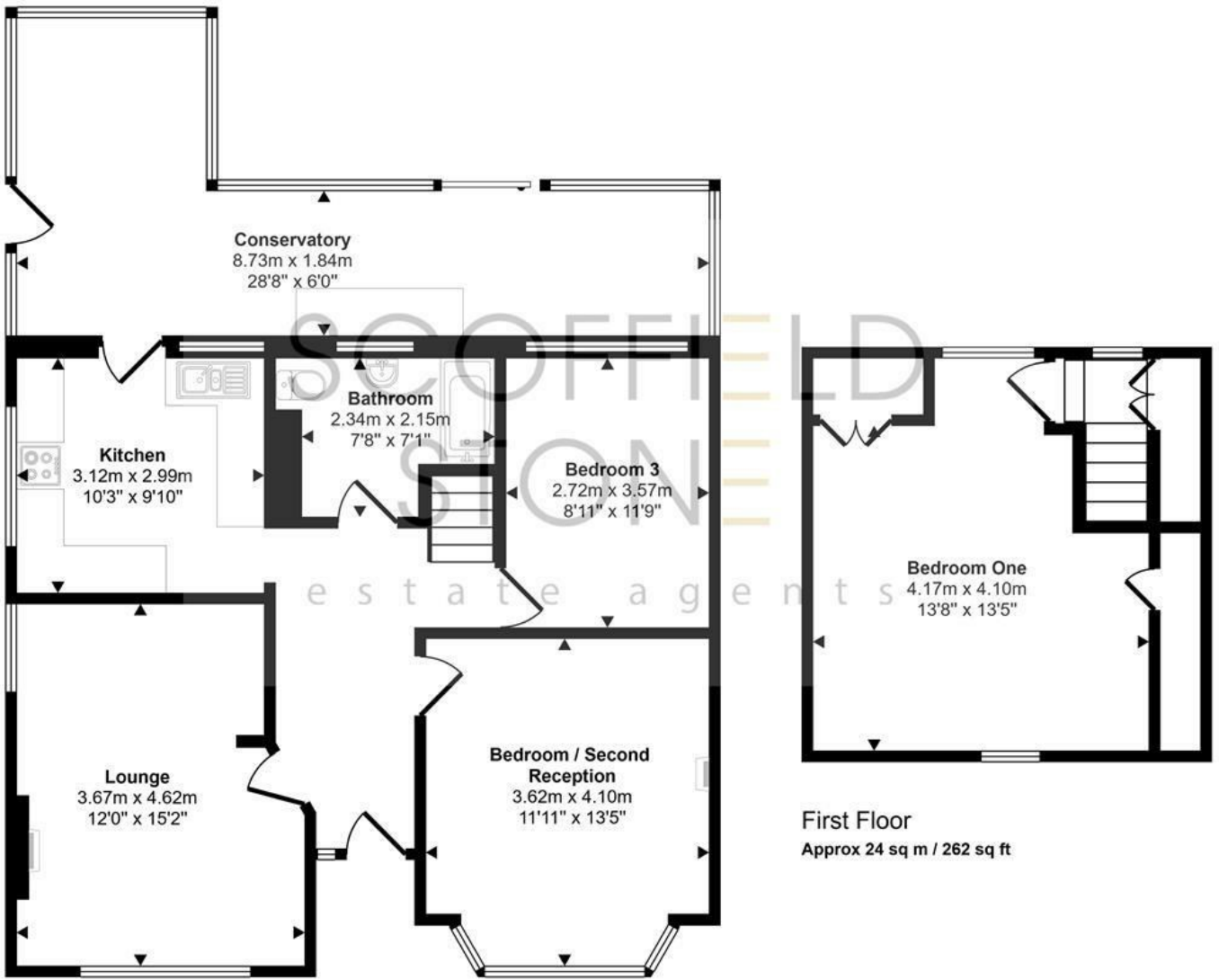


Sales: 01283 777100

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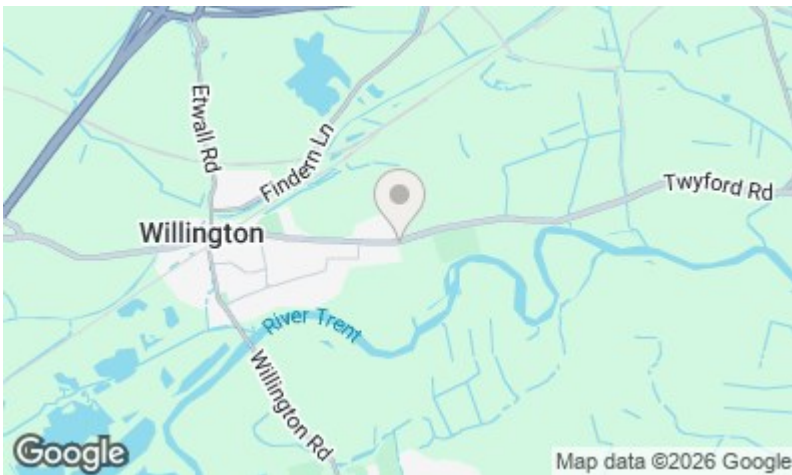
Approx Gross Internal Area  
114 sq m / 1229 sq ft



Ground Floor  
Approx 90 sq m / 967 sq ft

First Floor  
Approx 24 sq m / 262 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		62	84
	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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