

Coach Way, Willington

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£500,000



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This property at a glance:



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Coach Way, Willington



Mikaela says:

“This spacious four-bedroom detached home offers a wonderful balance of generous living space and fantastic outdoor surroundings. Tucked away in a quiet cul-de-sac on Coach Way, in the sought-after village of Willington.

From the moment I first visited, the space and versatility of this home really stood out. The rear extension has created a beautiful open-plan kitchen, living and dining area that truly feels like the heart of the home. It's the kind of space that works perfectly for modern family life – whether that's busy weekday mornings, relaxed evenings together, or entertaining friends and family.

In addition to this impressive open-plan area, there are two further reception rooms which I think adds great flexibility. They could easily be used as a separate living room, playroom, home office or snug depending on your needs. Practical touches throughout the ground floor make day-to-day living easy, including a downstairs WC, a separate utility room and direct internal access to the integral garage.

Upstairs, the property continues to impress with four well-proportioned bedrooms, all comfortable doubles, which is something we know many buyers are searching for. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by the family bathroom.

However, what really makes this home special is the outdoor space. The garden is incredibly generous and offers so many different areas to enjoy. There's a covered veranda to the rear of the home that feels perfect for outdoor dining, a separate patio to relax in the sun, space for a greenhouse for keen gardeners, and a large expanse of lawn that provides plenty of room for children to play. There are four established fruit trees too which is a fantastic feature.

Beyond the garden, the property also benefits from ownership of one-eighth of the 3.5 acre field behind, which is fully fenced with extensive tree planting. It also allows access to the riverside footpath which extends through to the Willington Power Station football pitches. Great for family walks! All of this adds an extra sense of openness and will particularly appeal to those who love being outdoors.

Homes in this quiet part of Willington rarely combine such versatile living space with such an impressive garden, making this a fantastic opportunity for buyers looking for a long-term family home in a peaceful village setting”.

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Did you spot...

This fantastic home has 3 separate reception rooms



A message from the seller:

"Having lived here for 25 years, this house has truly been a wonderful place to call home. As dog owners the access to the riverside footpath and part-ownership of the fenced land behind our property have been a constant source of joy — whether enjoying a peaceful walk or letting the dogs run freely and safely. The village itself is a friendly and safe place to live, with excellent transport links including easy access to the A38, M1 and A50. Both of our children have attended the excellent local primary school, and watching them grow up here has been a pleasure. As they have grown and eventually flown the nest, the house has adapted beautifully — offering a versatility and range of options that has allowed it to evolve with our changing needs. Add to this the outstanding local amenities — shops, a GP surgery, dentist, hairdresser, and more — all within easy reach, and it is easy to see why leaving is such a difficult decision. I hope the next owners will love this home just as much as we have."

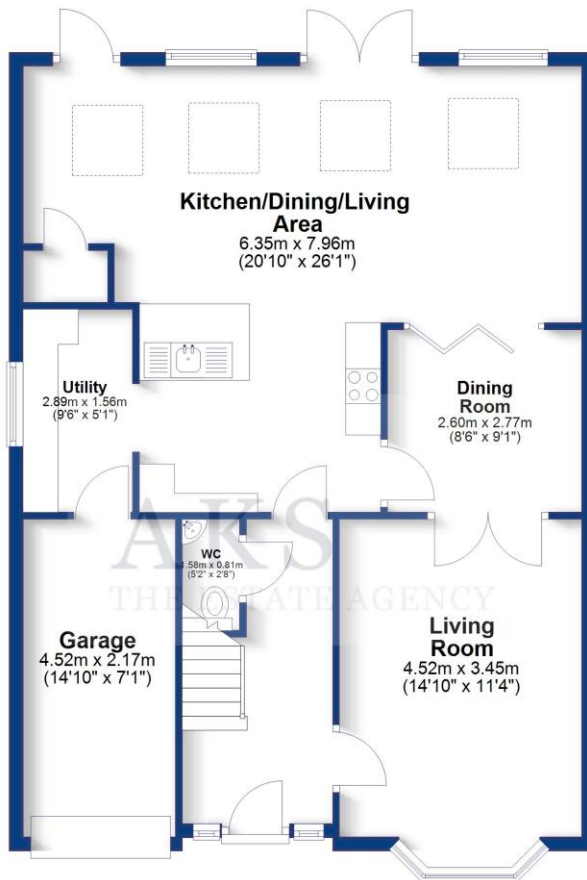
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Floor Plan

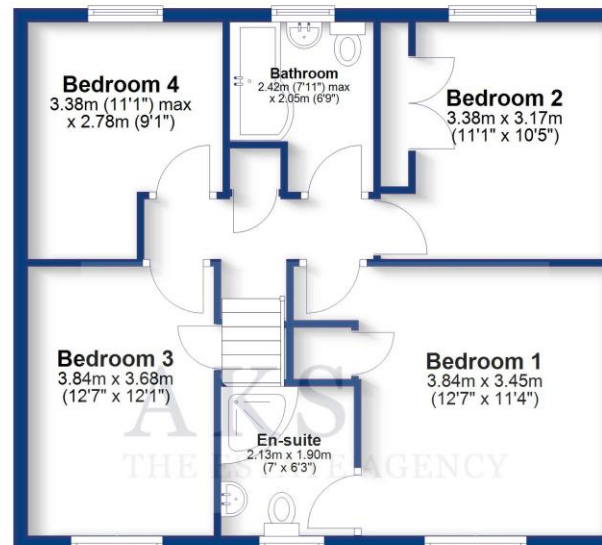
Ground Floor

Approx. 87.2 sq. metres (938.2 sq. feet)



First Floor

Approx. 59.6 sq. metres (641.8 sq. feet)



Total area: approx. 146.8 sq. metres (1580.1 sq. feet)



Energy Performance Certificate

Coach Way, Willington

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Key Features:

- FOUR BEDROOM DETACHED HOUSE
- OPEN PLAN KITCHEN - LIVING - DINING SPACE
- TWO ADDITIONAL RECEPTION ROOMS
- MAIN BEDROOM WITH EN-SUITE
- QUIET CUL-DE-SAC LOCATION IN A SOUGHT AFTER VILLAGE
- SIDE BY SIDE PARKING AND INTEGRAL GARAGE
- FANTASTIC OUTDOOR SPACE INCLUDING 1/8th OWNERSHIP OF THE FIELD BEHIND
- EPC RATING TBC



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 **Mikaela** call **01332 30 30 30**

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

