Fletcher & Company

19 Repton Road, Willington, Derby, DE65 6BX

Asking Price £299,750

Freehold



- No Upward Chain
- Potential to Extend
- Good Size Driveway
- Low Maintenance Garden
- Entrance Hall, Rear Lobby & Fitted Guest Cloakroom/Utility
- Lounge, Dining Room & Kitchen
- Three First Floor Bedrooms & Bathroom
- Popular Village Location
- Superb Range of Amenities
- Viewing Highly Recommended





Summary

A superbly positioned, three bedroom, detached residence occupying a highly convenient location in the sought after village of Willington.

Sold with the benefit of no upward chain the property benefits from double and triple glazing, cavity wall insulation and gas central heating and features entrance hall, spacious lounge, dining room, kitchen and side lobby leading to a WC/utility. To the first floor there are three bedrooms and a bathroom.

Outside, the property benefits from a wide driveway to the front providing ample off-road parking and access to an integral garage. To the rear of the property is an enclosed low maintenance garden with spacious shed.

The Location

Willington is a sought-after village offering an excellent range of amenities, including a well-regarded primary school, railway station, independent cafés, pubs, restaurants, and a variety of green spaces. The village is also renowned for its scenic walks, including those along the Trent and Mersey Canal.

For commuters, the property benefits from convenient access to the A38 and A50, providing excellent transport links to Derby, Burton upon Trent, Nottingham, and the surrounding areas.

Accommodation

Entrance Hall

5'10" x 5'3" (1.79 x 1.61)

A UPVC double glazed entrance door provides access to hallway with central heating radiator and staircase to first floor.

Good Sized Lounge

14'9" x 12'3" (4.50 x 3.75)

With feature decorative fireplace with electric fire, central heating radiator, double glazed bow bay window with fitted blinds to front and archway to dining room.





Dining Room
9'4" x 8'0" (2.87 x 2.45)
Having a central heating radiator and double glazed French doors to garden.





Kitchen

10'2" x 7'1" (3.12 x 2.18)

Comprising U-shaped granite effect worktops with tiled surrounds, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, four plate gas hob with extractor hood over and built-in oven beneath, appliance space suitable for fridge freezer and dishwasher, central heating radiator, understairs storage cupboard and double glazed window to rear.





Side Lobby

7'4" x 2'11" (2.26 x 0.89)

With door to garage and external door to garden.

Utility/Fitted Guest Cloakroom

6'11" x 4'10" (2.13 x 1.48)

Appointed with a low flush WC, pedestal wash handbasin, extractor fan and appliance space suitable for washing machine and tumble dryer.



First Floor Landing

8'6" x 6'4" (2.61 x 1.95)

With airing cupboard.

Bedroom One
12'0" x 9'1" (3.68 x 2.79)
Having a central heating radiator, triple glazed window with fitted blind to front and open recess for storage/hanging.



Bedroom Two
10'3" x 8'9" (3.13 x 2.67)
With central heating radiator, built-in storage cupboard and double glazed window with fitted blind to rear.



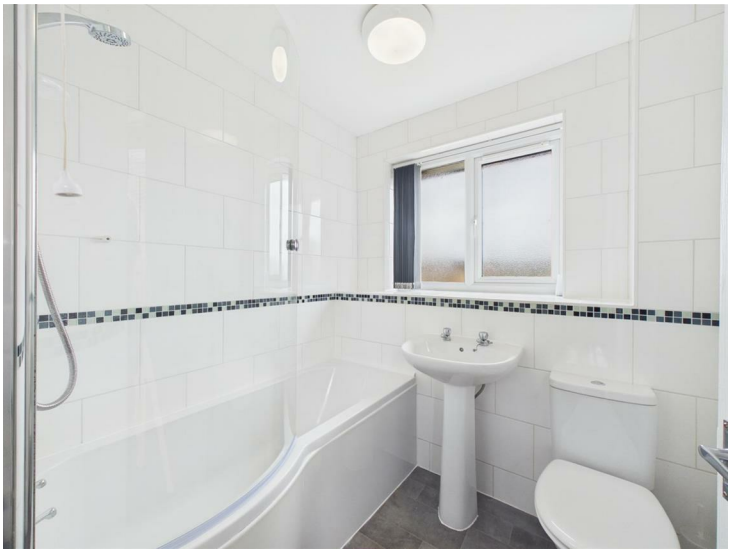
Bedroom Three
9'2" x 6'2" (2.81 x 1.88)
Having a central heating radiator, fitted storage and triple glazed window with fitted blind to front.



Bathroom

6'5" x 5'6" (1.96 x 1.69)

Appointed with a low flush WC, pedestal wash handbasin, panelled bath with shower over, chrome towel radiator and double glazed window with fitted blind to rear.



Outside

The property is set back from Repton Road behind a good sized driveway providing ample off-road parking and access to an integral garage.

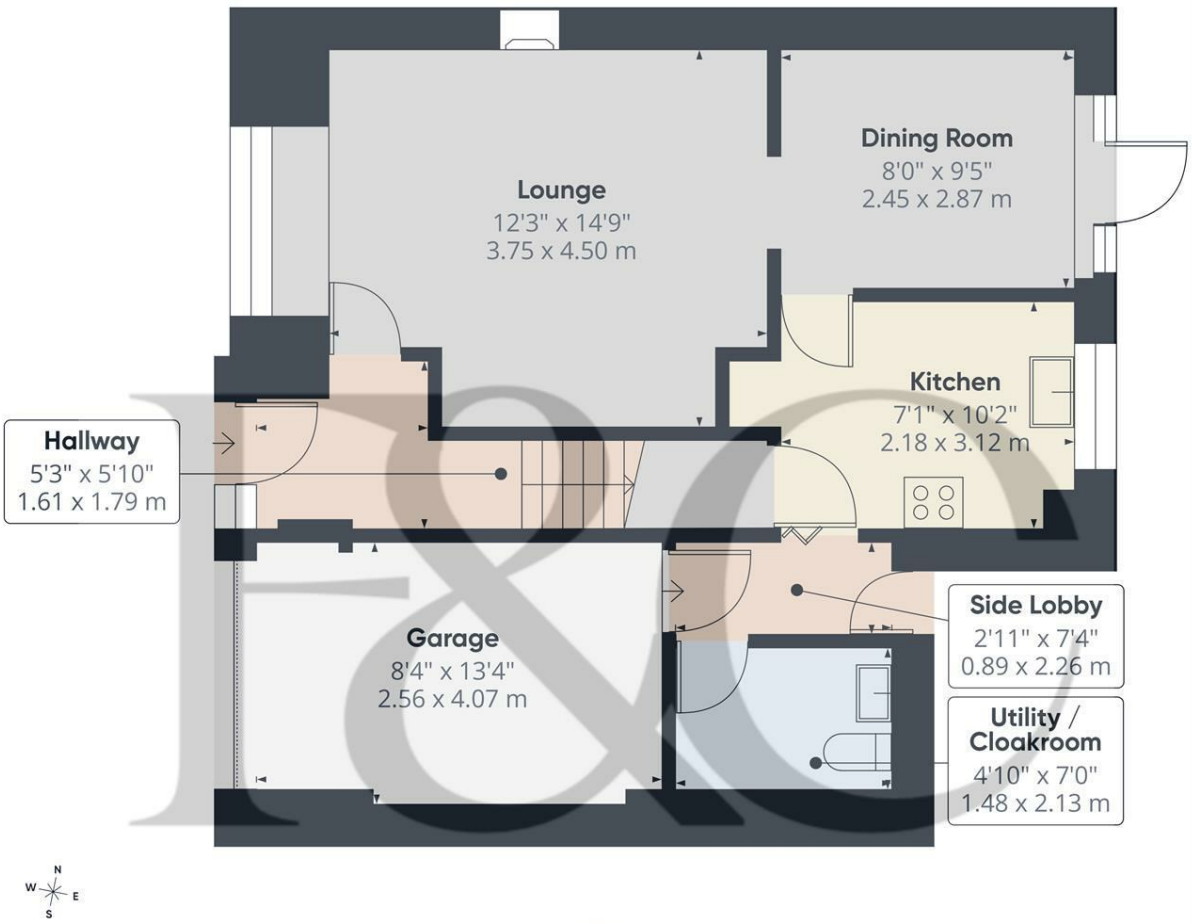
There are two side accesses through to the rear garden. The first via a flagstone pathway with a single full height gate and the alternative on the other side of the property with double full height gates suitable for access for a small car or trailer.

To the rear of the property there is a patio, artificial lawn, wood chipped border containing plants and shrubs and a generous sized timber framed shed.





Council Tax Band C



Floor 0

Approximate total area(1)

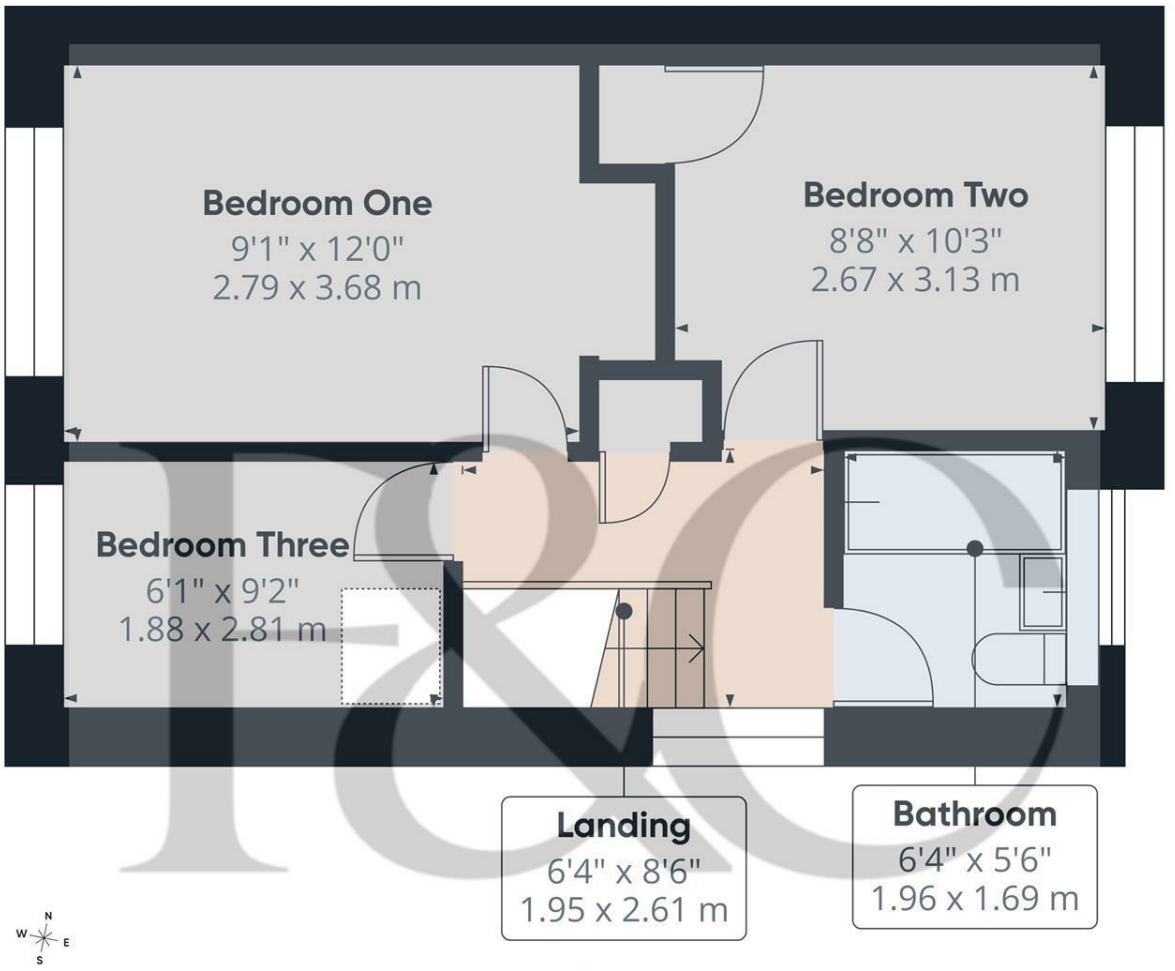
557 ft²

51.7 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.

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Floor 1

Approximate total area(1)

340 ft²

31.6 m²

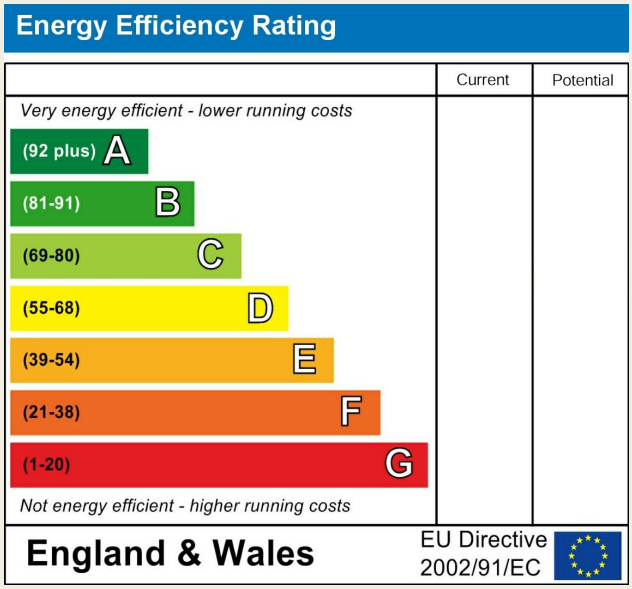
(1) Excluding balconies and terraces

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Council Tax Band: C
Tenure: Freehold