

## 39 The Potlocks, Willington, Derby, DE65 6YA

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Offers In Excess Of £210,000

Freehold

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- Ideal First Time Buy or Investment Property
- Double Glazing & Gas Central Heating
- Entrance Hall with Breakfast Kitchen off
- Lounge & Garden Room
- Two Double Bedrooms & Bathroom
- Low Maintenance Private Rear Garden
- Tandem Driveway & Garage
- Viewing Recommended
- Close to Excellent Local Amenities
- Easy Access to Nearby Transport Links





## Summary

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This is a tastefully presented, two-bedroom, mid-townhouse, occupying a quiet cul-de-sac location in the desirable village of Willington.

The property is double glazed and gas central heated with entrance hall, breakfast kitchen and lounge with useful garden room off. The first floor landing leads to two double bedrooms and a bathroom. There is a low maintenance garden to the rear and garden to front. There is a residence parking area to the front of the property. The property also benefits from a single garage with tandem driveway in front.

# F&C

### **The Location**

Willington is a desirable village in South Derbyshire and is convenient for A38 and A50 as well as large local employers. The village itself boasts a primary school, train station, a selection of shops, pubs, café, petrol station, canal side walks along the Trent and Mersey canal and easy access to Derby and Burton on Trent.

### **Accommodation**

#### **Ground Floor**

##### **Hallway**

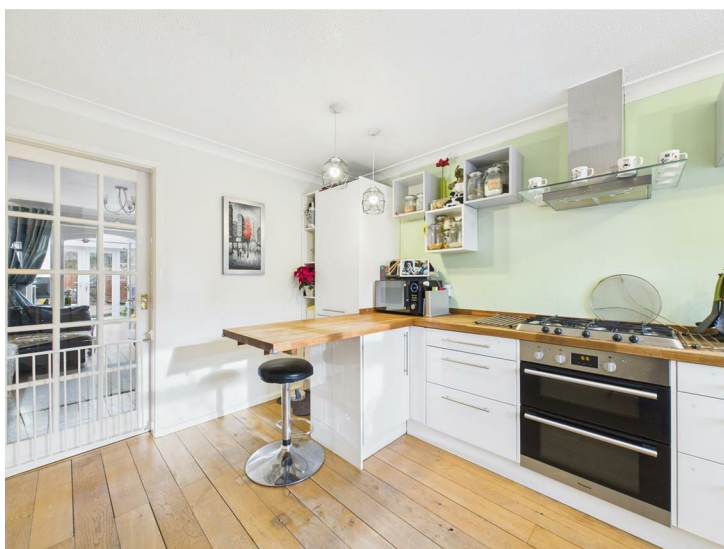
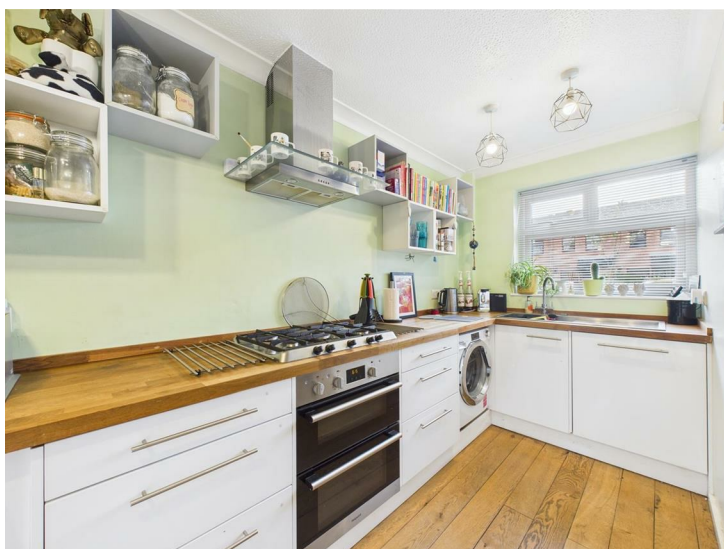
6'2" x 4'2" (1.90 x 1.28)

A panelled and glazed entrance door provides access to hallway with central heating radiator, access to first floor, oak flooring and multi-pane door to breakfast kitchen.

## Breakfast Kitchen

14'10" x 8'11" (4.54 x 2.74)

Featuring oak preparation surfaces extending to breakfast bar, matching upstands, inset sink unit with mixer tap, gloss finish base cupboards and drawers, complementary wall mounted cupboards, inset five plate gas hob with built-in oven beneath, integrated fridge, freezer and dishwasher, appliance space suitable for washing machine, central heating radiator, oak flooring, understairs storage cupboard, decorative coving, double glazed window to front and multi-pane door to lounge.



## Lounge

12'9" x 12'3" (3.91 x 3.75)

With feature fireplace with electric fire, central heating radiator, oak flooring, decorative coving and French doors to garden room.



### **Garden Room**

11'3" x 9'9" (3.45 x 2.99)

Having a central heating radiator, oak flooring and double glazed French doors to garden.



### **First Floor Landing**

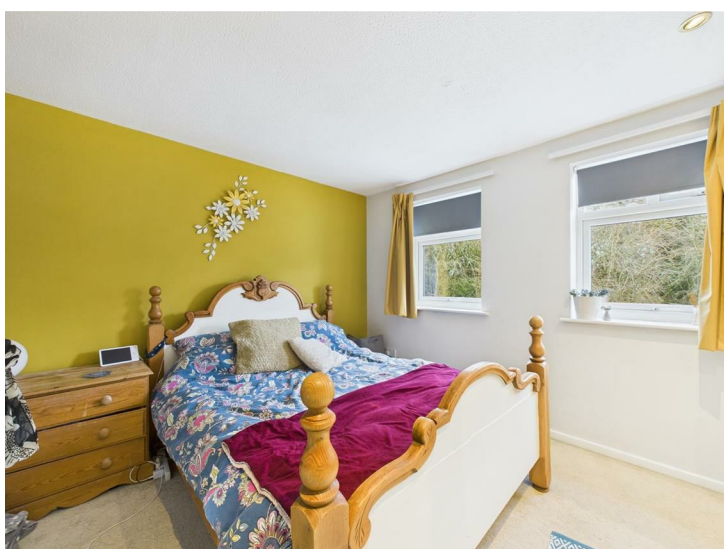
6'7" x 6'5" (2.01 x 1.97)

With access to loft space.

### **Double Bedroom One**

10'4" x 10'4" (3.17 x 3.17)

With central heating radiator, fitted wardrobe, recessed spotlighting and two double glazed windows to rear with pleasant views over mature trees and garden.



### **Double Bedroom Two**

12'4" x 10'7" (3.76 x 3.24)

Having a central heating radiator, over stairs storage cupboard and two double glazed windows to front.



### **Bathroom**

6'7" x 4'8" (2.02 x 1.43)

Fully tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with electric shower over, chrome towel radiator and recessed ceiling spotlighting.

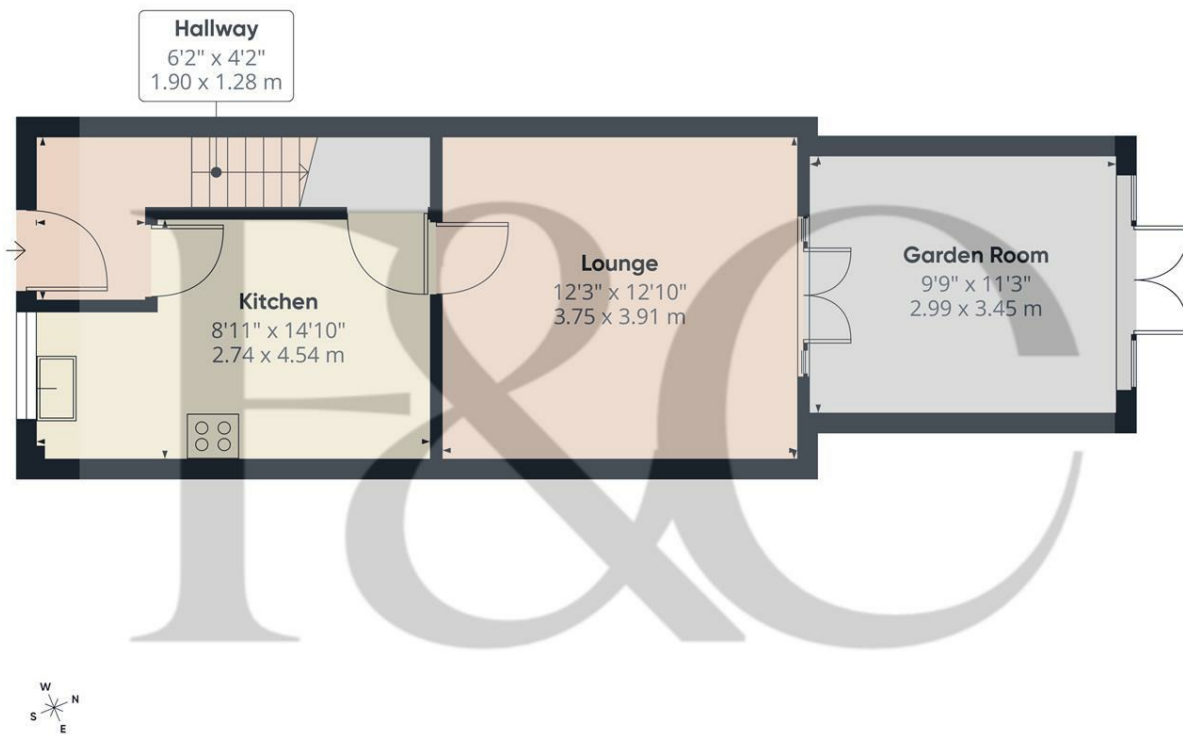


## Outside

To the front of the property is a small, well-stocked fore garden with border, block paved pathway and useful outhouse. To the rear of the property is a low maintenance block paved garden bounded by timber fencing. There is a rear pedestrian gate and a pleasant backdrop of mature trees.



Council Tax Band B



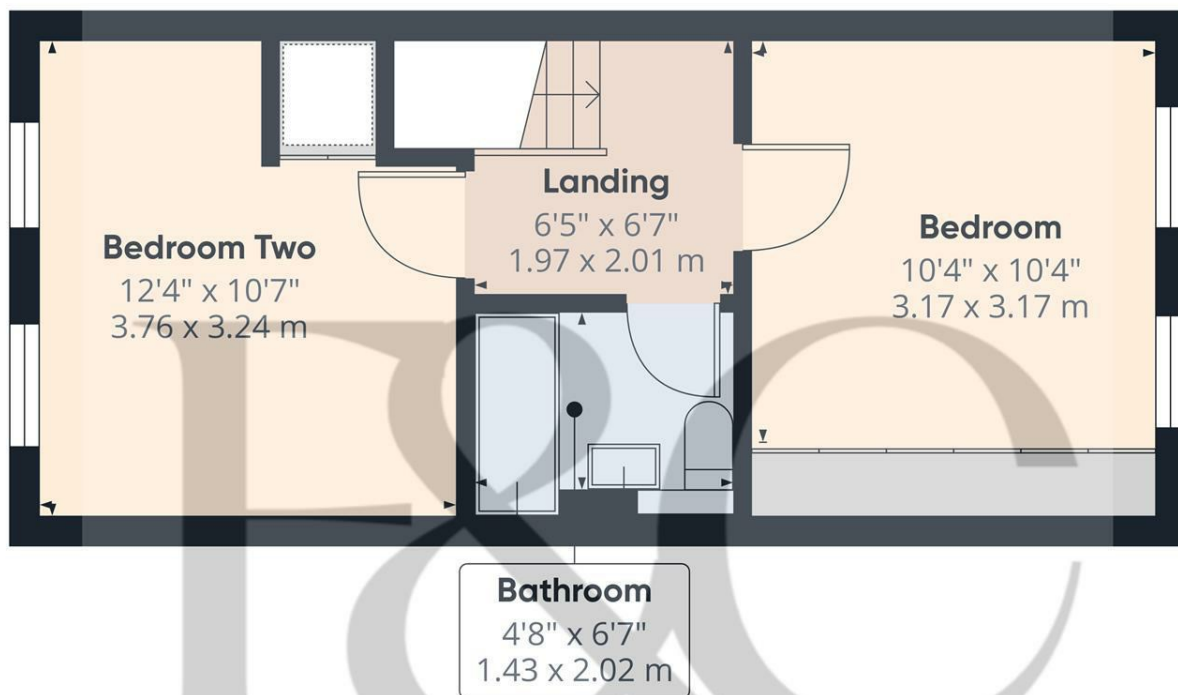
Floor 0

Approximate total area<sup>m</sup>  
445 ft<sup>2</sup>  
41.4 m<sup>2</sup>

(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<sup>m</sup>  
313 ft<sup>2</sup>  
29.2 m<sup>2</sup>

(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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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39 The Potlocks  
Willington  
Derby  
DE65 6YA

Council Tax Band: B  
Tenure: Freehold

