



Oaks Road  
Willington

Offers Over £315,000



# Oaks Road

## Willington

This beautifully presented three bedroom cottage on Oaks Road in Willington is very deceptive, having two spacious reception rooms and a large garden to the side of the property, there are three spacious double bedrooms upstairs too! Just a short walk from the canal path, it is situated in the heart of the village!

On entering the property, the hallway is a fantastic space which has access to all the downstairs rooms, has the stairs to the first floor and plenty of space for coats and shoes. To the right of the property, the living room is a fantastic size being the length of the property and is flooded with light from the two windows and double doors which flow out onto the garden. To the left hand side of the hallway, there is the dining room to the front which could also be used as a home office or play room. The kitchen is to the back of the property which has a door out into a courtyard space for the property. There is a utility space which has space for both a washing machine and tumble dryer. Upstairs, there are three double bedrooms. The master bedroom is a fantastic size with plenty of space for a king size

bed and other bedroom furniture with the second and third bedrooms also having space for a double bed. The bathroom is fitted with a three piece suite comprising of a bath with an overhead shower, toilet and sink and the airing cupboard houses the boiler. Outside, there is a courtyard space off of the kitchen and the main garden is access from the doors in the living room. Very private and it gets the sun all afternoon and evening. With a patio area for outdoor seating, there is a lawn as well as plenty of space for extra shrubs and plants. To the back of the garden there is access into the shed and single garage which has an electric garage door and power to it.

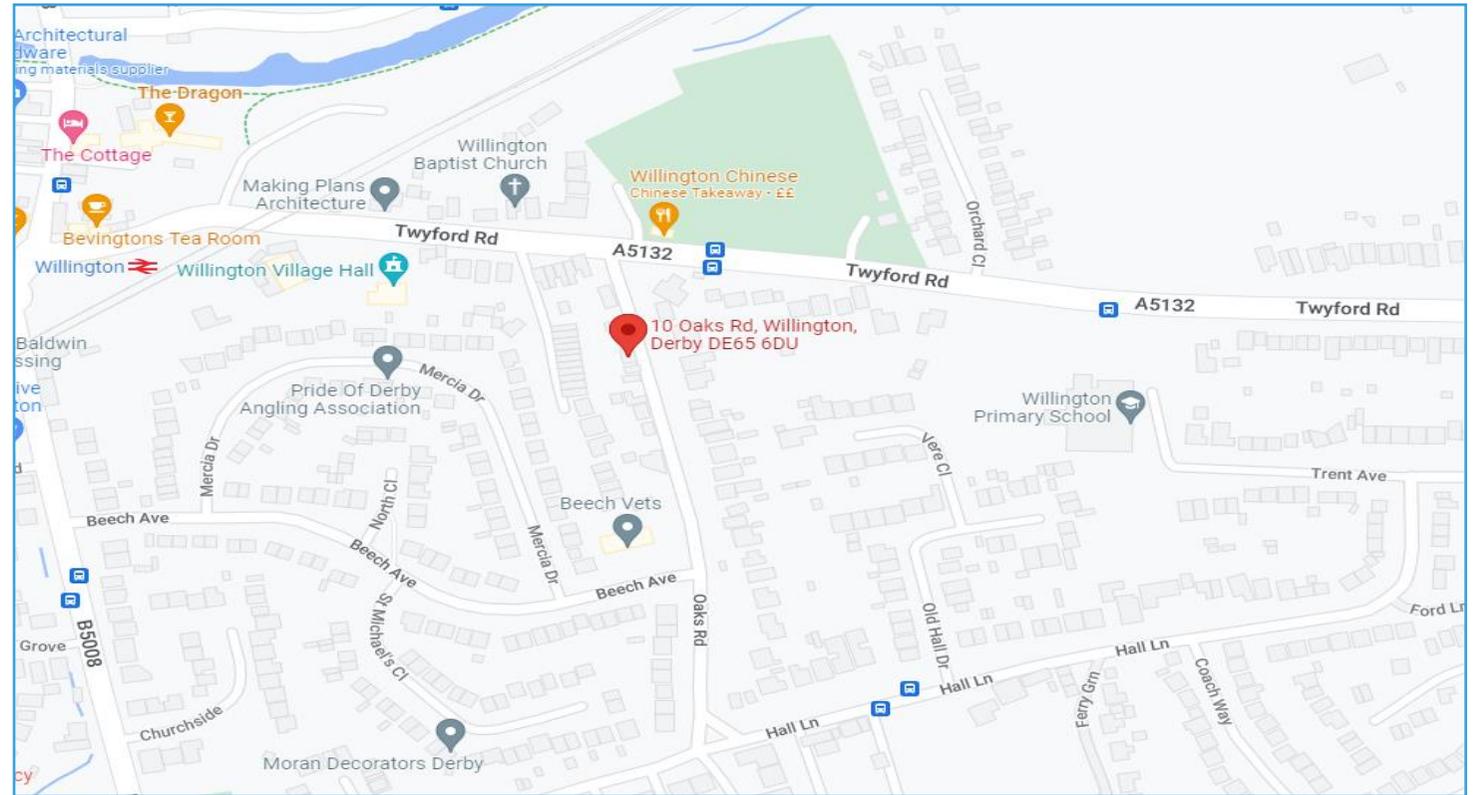


***Why You'll Love This Home - Situated in a perfect location for the village, this is a spacious three bedroom character home with a beautiful and bright garden!***



# Oaks Road Willington

The village of Willington is beautiful and a fantastic village for a family. The local Willington Primary School feeds into John Port School in the neighbouring village of Etwall. 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.



## EPC Energy Performance Certificate



### Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors



### Help for sellers

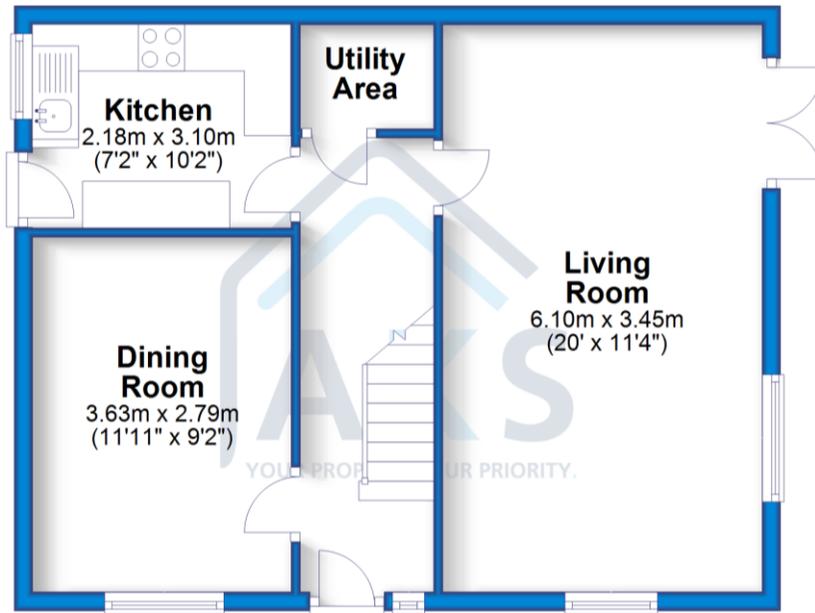
If you're thinking of selling, we'd love to help you.



# The Floor Plan

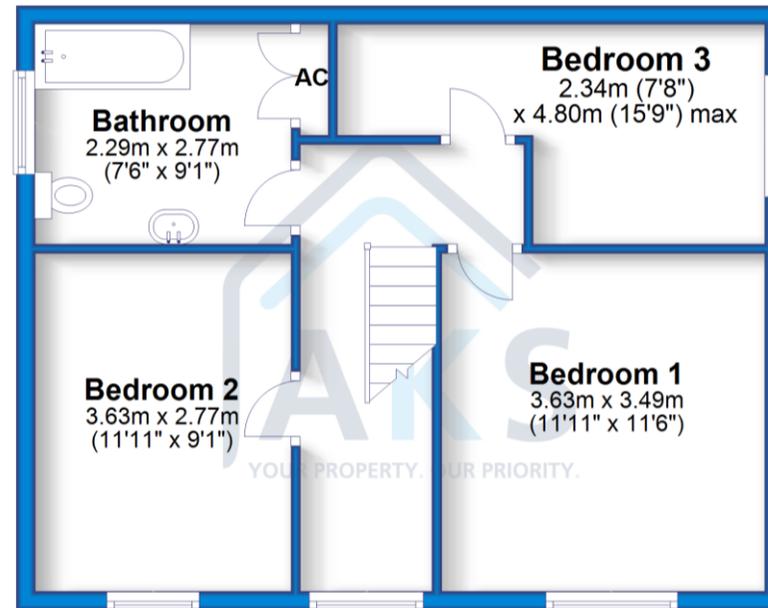
## Ground Floor

Approx. 48.3 sq. metres (519.8 sq. feet)



## First Floor

Approx. 48.1 sq. metres (517.4 sq. feet)



Total area: approx. 96.4 sq. metres (1037.1 sq. feet)

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 The Property Ombudsman



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