

# Hamilton Terrace, Willington

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Offers in excess of  
**£170,000**



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This property at a glance:



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## Mikaela says:

"If you're anything like me and have a soft spot for character properties, then this two-bedroom terraced cottage could be the perfect home for you. It's just a stone's throw from the main stretch of the village, yet tucked quietly at the end of a peaceful road, giving you peace and quiet, while still being close to everything."

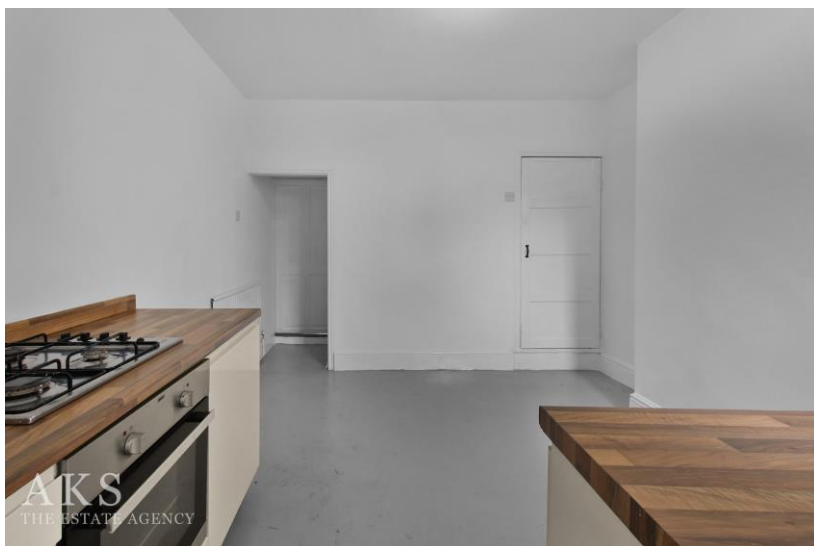
There's a real warmth to this home. It's clear it's been loved over the years, and while it could benefit from some modernisation, it's ready for its next chapter!

As you step into the cosy front room, where a log burner sets the tone for relaxed evenings. That space flows nicely into the kitchen, which leads on to a practical utility area and a downstairs wetroom/WC, handy touches that make everyday living easier.

Upstairs, there are two good-sized double bedrooms and a shower room. And then there's the attic—spacious and full of potential for conversion (subject to planning). Plus, there's a cellar below, offering even more space for storage or creative use.

Outside, the garden is private and generously sized, perfect for unwinding or entertaining. And with off-road parking right at the front, you've got convenience covered too!

Whether you're a first-time buyer, someone looking to put their stamp on a place, or an investor with an eye for opportunity, this cottage has all the potential to become something truly special."



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## Did you spot...

This lovely home has a large cellar and loft space



## A message from the seller:

"Welcome to Hamilton Terrace. I've been here for 41 very happy years now it's my time to move on. This home has heard laughter every day. It's a peaceful haven for a family with room to spread as its deceiving from the outside. A bit like the Tardis!"

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# Floor Plan

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**Ground Floor**  
Approx. 33.8 sq. metres (363.7 sq. feet)



**First Floor**  
Approx. 31.2 sq. metres (336.3 sq. feet)



Total area: approx. 65.0 sq. metres (700.0 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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## Key Features:

- 2 BEDROOM TERRACE HOME
- FULL OF POTENTIAL WITH A LARGE CELLAR AND TALL ATTIC SPACE
- GOOD SIZED LIVING ROOM AND LARGE KITCHEN DINER
- STREET PARKING AVAILABLE TO THE FRONT OF THE HOME
- WALKING DISTANCE TO VILLAGE AMENITIES
- EPC RATING C
- NO UPWARD CHAIN



## 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 Etwell.



300+ 5 star Google Reviews



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



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