



Acorn Cottage, Oaks Road
Willington

Asking Price of £350,000



Acorn Cottage

Willington

Acorn Cottage is a three bedroom detached cottage in the village of Willington which has been lived in by the current owners since it was built in 1986. It is full of character and beautifully finished. With driveway parking for 2 cars to the side of the property as well as having a fantastic sized garage measuring 21'7 x 8'11 this home is a must see and is not one to be missed!



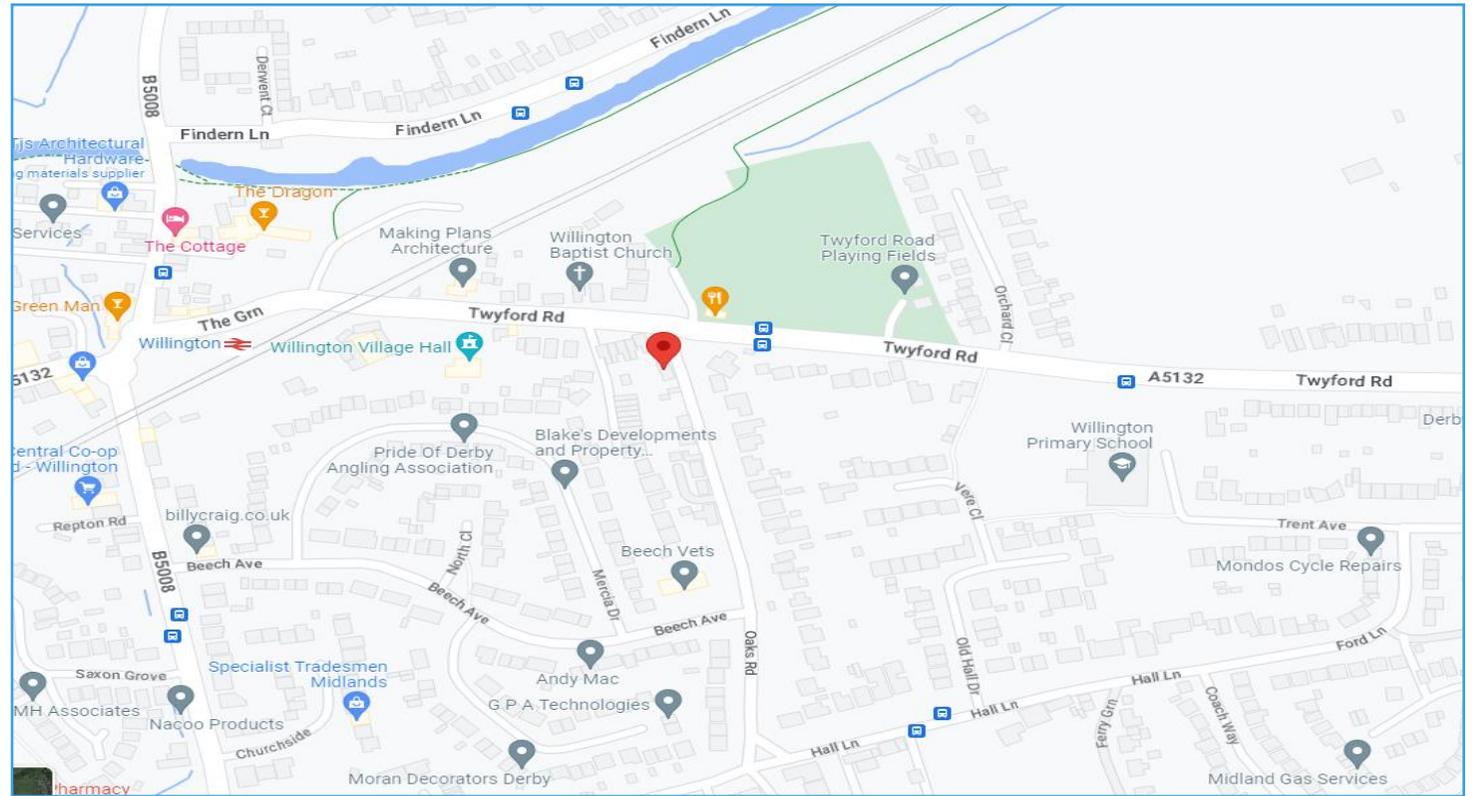
On entering the property, there is a hallway which gives access into the downstairs WC, Kitchen and living room which all have recently fitted oak doors. The living room runs from the front to the back of the home and has space for a dining area too. With solid wood oak flooring, there is an open fireplace with a brick built surround and doors out onto the west facing garden which gives plenty of light into the room. The kitchen also has space for a table as well as having a door out into the garden, plenty of storage and worktop space and a quarry tiled floor.

Upstairs, there are three great sized bedrooms and a family bathroom. The master bedroom has fitted wardrobes and has plenty of space for other bedroom furniture.

The second and third bedrooms are both good sized single bedrooms with space for single beds and other furniture with bedrooms three currently being used as a home office. The bathroom comprises of a bath with an over head shower, toilet and sink. Outside, the west facing garden gives you plenty of afternoon and evening sun with it also having a patio area, lawn, 3 sheds and a green house. There is a door which gives access into the spacious garage which is a great additional space to the home and benefits from a water supply for a washing machine and there is a gate out to the front of the property.

Acorn Cottage 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Help for buyers

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



Help for sellers

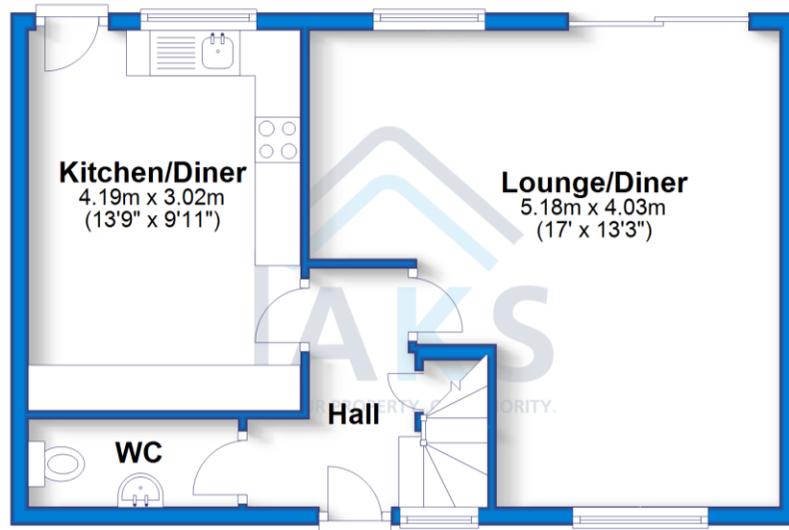
If you're thinking of selling, we'd love to help you.



The Floor Plan

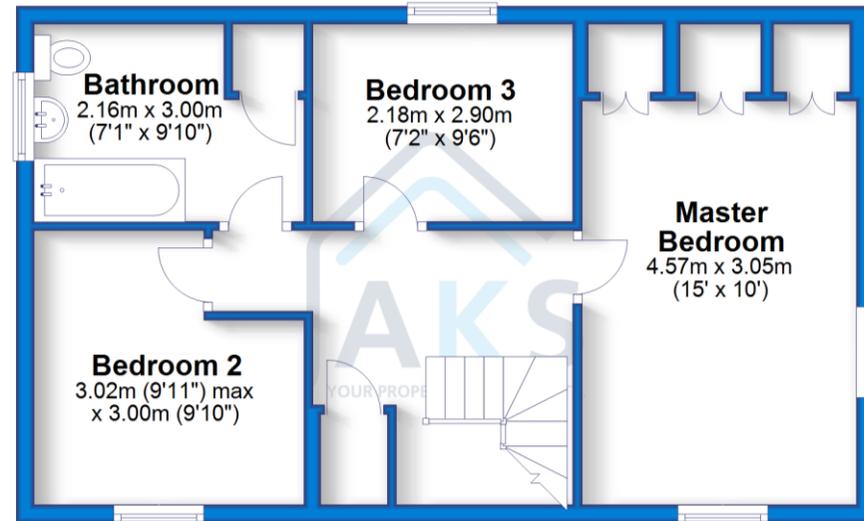
Ground Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.3 sq. feet)



Total area: approx. 89.7 sq. metres (965.0 sq. feet)

Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

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 The Property Ombudsman



Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.