



**18 The Potlocks  
Willington  
Derby  
Derbys  
DE65 6YA**

**Price £325,000**

- Superb three-bedroom detached
- Generous garden plot with a good degree of privacy
- Dual aspect lounge with French doors to garden
- Lovely light dining room
- Attractively fitted modern kitchen
- Principal bedroom with spacious en suite
- Two further bedrooms
- Bathroom and guest cloakroom
- Garage and Drive



## GENERAL INFORMATION

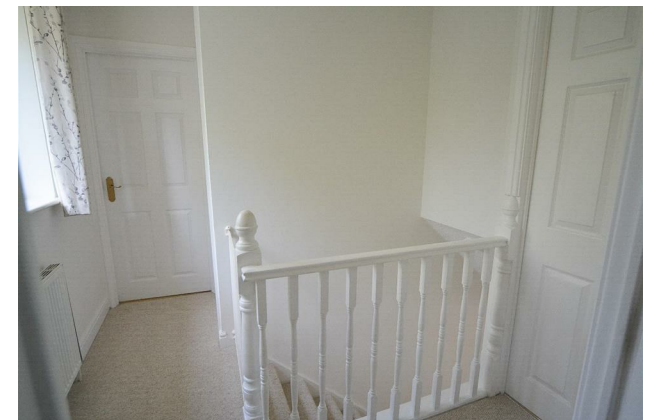
### THE PROPERTY

This lovely three-bedroom detached house has attractive neutral decor, enhancing the light accommodation. The accommodation has a hallway with a guest cloakroom off and leads through to the dining room, with stairs to the first floor. The lounge is dual aspect with French doors opening out into the garden, and the kitchen is attractively fitted with soft grey-coloured units and marble-style worktops.

On the first floor are three bedrooms, the principal bedroom having a spacious en suite shower room and a family bathroom

### OUTSIDE

is a lovely feature, with a generous-sized garden plot that wraps around two sides of the property. The garden offers a good degree of privacy by backing onto a wooded area. It also has the advantage of a contemporary garden pod offering additional flexible space. It could be a work-from-home base or an entertaining area.





#### LOCATION

Willington is a great village location with an excellent range of facilities. There is a doctor's surgery, dentist, supermarket, restaurant, popular public inns with eateries, a train station and excellent access to the A38 and A50. There are canal sidewalks, and the nearby Mercia marina offers further shopping and leisure facilities.

#### ACCOMMODATION

Entrance door opening through to hallway.

#### HALLWAY

1.08m x 1.61m (3'6" x 5'3")

Has door through to dining room and a further door opening through to the guest cloakroom.

#### GUEST CLOAKROOM

1.39m to window x 1.13m width (4'6" to window x 3'8" width)

Has a wall mounted hand wash basin, W.C., attractive panelling to wall, obscure window to the front aspect and radiator.

#### DINING ROOM

3.92m width x 3.99m (12'10" width x 13'1")

Has a window to the front aspect, radiator, coving to ceiling, wood effect flooring, stairs off to first floor, door to lounge and door to kitchen.

#### LOUNGE

3.28m x 4.95m to french doors (10'9" x 16'2" to french doors )

Attractively decorated with neutral decor, there are French doors out to the rear garden, window to the front aspect,

painted timber fire surround with Oak mantel and living flame effect gas fire inset, there is coving to ceiling and ceiling light points.

#### SUPERBLY FITTED KITCHEN

3.34m width x 2.45m (10'11" width x 8'0" )

Attractively fitted with a range of base cupboard, drawers, larder units and matching wall mounted cabinets, attractive marble effect worktops are inset with a stainless steel sink with mixer tap and four ring Bosch induction hob, there is provision for washing machine, double oven, fridge and freezer. A door leads out onto the rear patio and a window looks out into the rear garden, recessed ceiling down lights and a continuation of the wood effect flooring.

#### FIRST FLOOR





### LANDING

2.38m max x 2.78m (7'9" max x 9'1")

Which is a light and airy space with a window looking out over the rear garden, has a loft access point, radiator and doors leading off to all three bedrooms and family bathroom.

### MASTER BEDROOM

2.95m x 4.25m to window (9'8" x 13'11" to window )

Has a large window looking out to the front aspect, attractive feature wall with wall panelling, radiator, ceiling light point, useful over stairs storage cupboard and a door leading through to the spacious en suite.

### ENSUITE

2.36m max 1.44 min x 2.13m (7'8" max 4'8" min x 6'11")

Has corner shower enclosure with glazed doors, pedestal hand wash basin with tiled splashbacks and W.C., there is an obscure window to the side aspect, recessed ceiling down lights and ample storage.



### BEDROOM TWO

3.34m x 2.80m to window (10'11" x 9'2" to window)

Window to the front aspect, radiator and ceiling light point.

### BEDROOM THREE

2.09m to window x 2.45m (6'10" to window x 8'0")

Has a window to the rear aspect, radiator and ceiling light point.

### FAMILY BATHROOM

2.05m x 2.18m to window wall (6'8" x 7'1" to window wall )

Window to the rear aspect, P shaped bath with mixer taps and separate electric shower over with side screen, W.C., pedestal hand wash basin with tiled splashbacks, there is a heated chrome towel rail and recessed ceiling down lights.

### OUTSIDE

To the front, the property sits at the bottom of



the cul de sac in the Potlocks with a grassed lawn and adjacent driveway leading to a garage with up and over door, power and light, there is also a pedestrian door back into the rear garden, of which the rear garden is a superb feature of the property and is fully enclosed and very spacious, there is a large paved patio area, ample lawn and a garden pod with power and light with great space for entertaining or to be used as a home office or nail/physio room.

### COUNCIL TAX BAND

South Derbyshire District Council - Band C

### CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested



by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

#### CONSTRUCTION

Standard Brick Construction

#### CURRENT UTILITY SUPPLIERS

Gas - Octopus Energy

Electric - Octopus Energy

Oil

Water - Mains

Sewage - Mains

Broadband supplier - Sky

#### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

#### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 05/2024) DRAFT

**SALES OFFICE**  
 Unit 17 Eastgate Business Centre  
 Eastern Avenue  
 Burton upon Trent  
 DE13 0AT  
 T: 01283 548194 /01332 208820  
 E: sales@scargillmann.co.uk

**LETTINGS OFFICE**  
 17 Mallard Way  
 Pride Park  
 Derby  
 DE24 8GX  
 T: 01332 206620  
 E: lettings@scargillmann.co.uk



TOTAL FLOOR AREA : 86.3 sq.m. (929 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>82</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>68</b>
(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