

SCARGILL  
MANN & CO

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## Hall Lane

Willington, Derby, DE65 6DR

**Price Guide £1,050,000**



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## GENERAL INFORMATION

### THE PROPERTY

We are delighted to bring to the market Plot 2 on Hall Lane Willington. This latest release on this small select development of only three homes, promises a high standard of living in this sought-after village location. With six beds and four bathrooms, this property is perfect for a growing family or those who love to entertain guests.

Currently under construction, the property is a unique opportunity to have input into the home of your dreams. The property will boast on the ground floor a stunning open-plan kitchen, dining, and living space, along with a study, lounge, utility, guest cloakroom and double garage. The six bedrooms and four bathrooms are arranged over two further floors. This property offers ample space for comfortable living.

The property will be the epitome of contemporary living, featuring a superb specification that is sure to impress even the most discerning buyer. Situated in a quiet and favoured lane, this home offers a peaceful retreat from the hustle and bustle of everyday life.

Don't miss the opportunity to make this house your home and enjoy the best village living in this beautiful, superior property.

### AGENTS NOTES

THE PHOTOGRAPHS ARE OF PLOT ONE, WHICH HAS PREVIOUSLY SOLD AND COMPLETED.

## BROAD BAND SPEEDS

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

## 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

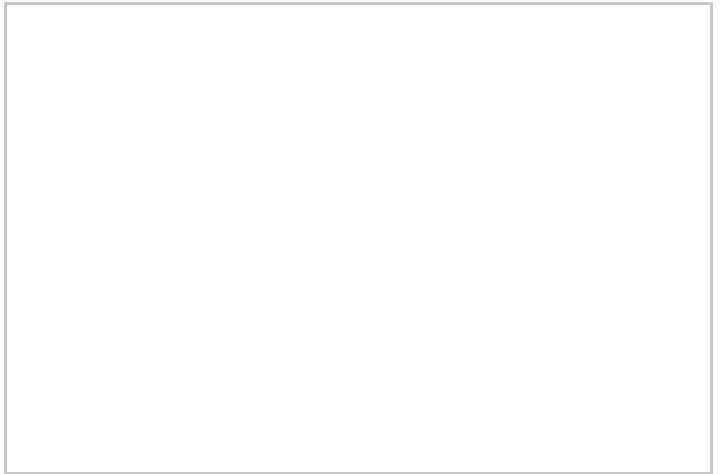
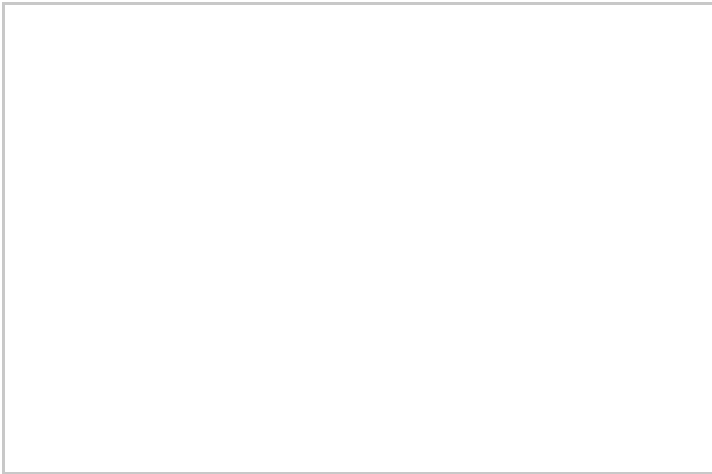
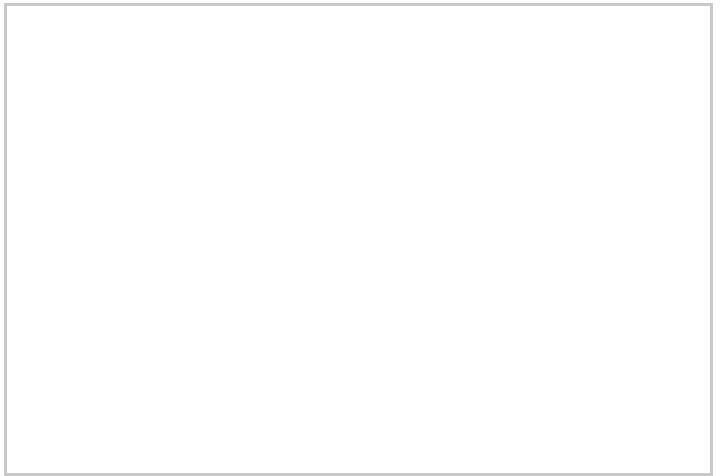
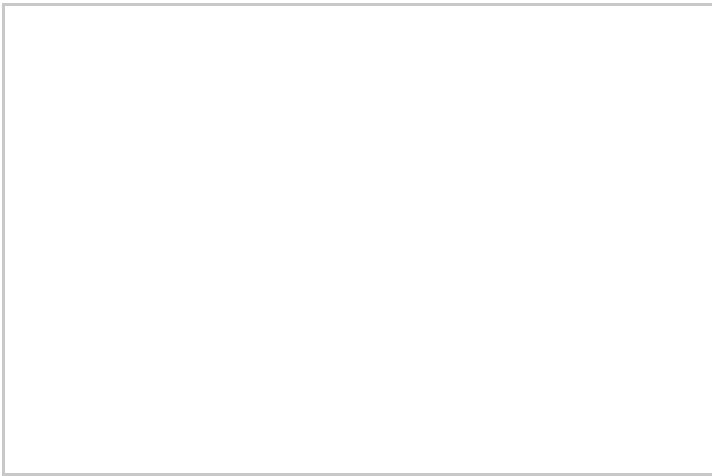
Standard Brick Construction

## 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

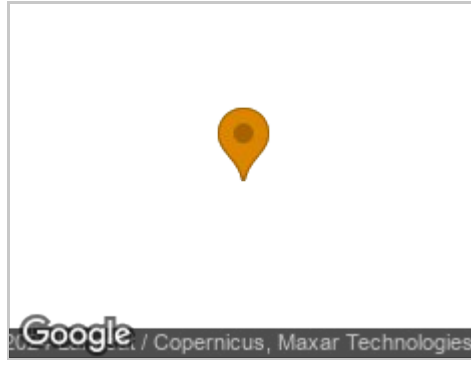
Strictly by appointment through Scargill Mann & Co (ACB/JLW 05/2024) DRAFT



## Road Map



## Hybrid Map



## Terrain Map



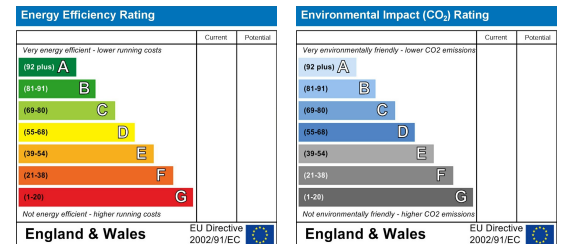
## Floor Plan



## Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.