

**28 Sealey Close
Willington
Derby
DE65 6EP**

Price £195,000



- IDEAL FOR FIRST TIME BUYER
- GAS CENTRAL HEATING
- PATIO DOOR OUT TO THE GARDEN
- EASY ACCESS TO M1, A38 & A50
- UPVC DOUBLE GLAZED WINDOWS
- DRIVEWAY FOR TWO CARS
- ENCLOSED, GOOD SIZE REAR GARDEN
- VIEWING RECOMMENDED
- CALL TODAY TO BOOK
- FREEHOLD TAX BAND B
EPC TBC

GENERAL INFORMATION

THE PROPERTY

Ideal FIRST HOME/SINGLE PERSON set in a cul-de-sac within the Village of Willington, providing easy access to the A38, M1, A50, Burton-on-Trent, Ashbourne and Derby. With OFF ROAD PARKING and an ENCLOSED GARDEN, this will be attractive to many. UPVC Double Glazed Windows and Gas Central Heating.

ACCOMMODATION

GROUND FLOOR

Half glazed PVC door with double glazed unit to

ENTRANCE

Entrance with storage that offers a window to the front elevation.

SITTING ROOM

3.58m x 4.57m (11'8" x 14'11")

UPVC double glazed bow window to the front elevation, central heating radiator and stairs off to the first floor.





DINING KITCHEN

3.58m x 3.00m (11'8" x 9'10")

Fitted with a range of high and low level units with roll top work surface and inset stainless steel sink and drainer. Walls finished with splashback wall tiles, plumbing for automatic washing machine and gas cooker point with extractor hood over. UPVC double glazed window to the rear elevation, sliding patio door and window leading out onto the rear garden, central heating radiator and wall mounted Worcester Gas boiler.

FIRST FLOOR

LANDING

With access into roof space, central heating radiator and airing cupboard off housing hot water cylinder, shelf over.

BEDROOM ONE

3.58m x 3m (11'8" x 9'10")

Recessed mirror fronted double wardrobe, UPVC double glazed window overlooking the rear garden and central heating radiator.

BEDROOM TWO

3.58m max x 2.69m (11'8" max x 8'9")

Built-in double wardrobe with storage and shelving. UPVC double glazed window to the front elevation and central heating radiator.

BATHROOM

Comprises coloured suite to include low level WC pedestal wash and basin and panel bath with mixer taps and power shower over. Walls finished with splashback wall tiles, UPVC double glazed window to the side elevation, central heating radiator and built-in cupboard.

OUTSIDE

To the front elevation is a lawn garden, paved path and some established shrubs. Tarmac driveway providing off-road parking for several cars. To the rear of the property is a shaped Lawned garden with well stock herbaceous borders, paved terrace to the side with timber shed, paved patio from the sliding doors of the dining kitchen. Outside tap.

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.

COUNCIL TAX BAND

South Derbyshire District Council - Band B

CONSTRUCTION

Standard Brick Construction

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

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.

AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

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

SCHOOLS

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

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 04/2024) A

CURRENT UTILITY SUPPLIERS

Gas

Electric

Water - Mains South Staffs Water

Sewage - Mains

Broadband supplier

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

BROAD BAND SPEEDS

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

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

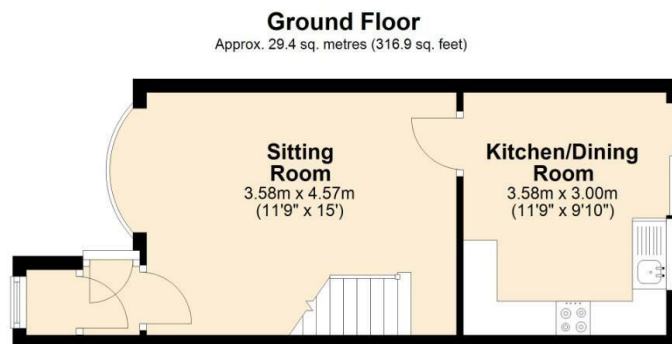
CONDITION OF SALE

FLOOD DEFENCE

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

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

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



Total area: approx. 57.6 sq. metres (620.4 sq. feet)

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

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