



Plot One Hall Lane
Willington
Derby
DE65 6DR

£995,000

- SOUGHT AFTER VILLAGE LOCATION
- SELECT DEVELOPMENT OF THREE LUXURY HOMES
- BEAUTIFULLY FINISHED WITH CHARACTER DETAIL
- QUALITY BUILD THROUGHOUT
- ENGINEERED OAK FLOORING DOWNSTAIRS AND FULLY CARPETED UPSTAIRS
- QUALITY KITCHEN AND APPLIANCES
- CAT 6 CABLING FOR THOSE WHO WORK FROM HOME
- SIX BEDROOMS AND FOUR BATHROOMS
- FLEXIBLE ACCOMMODATION OVER THREE FLOORS
- DOUBLE GARAGE AND AMPLE PARKING

SCARGILL
MANN & CO

EST. 1995

THE PROPERTY

Plot One has accommodation arranged over three floors allowing for flexibility in how the accommodation is used. To the front, the property will have an appealing cottage-style appearance with a double garage and a drive to the side aspect. On the ground floor will be, an entrance hallway, two reception rooms, a large living kitchen, a utility, and a guest cloakroom. On the first floor will be four double bedrooms, the principal suite includes an ensuite and dressing room with the guest suite also having an ensuite and a family bathroom. To the second floor are two further double bedrooms and a bathroom.





The specification for this home includes in the sale price:-

Quality NEFF or Bosch kitchen appliances

Silestone quartz worktops

A choice of kitchen style

Engineered Oak floors throughout the ground floor

Floor Tiles to the Kitchen on request

Feature column radiators on the ground floor

Quality handle on rose door furniture

LED spotlights in the entrance halls and main living areas and bathrooms

Fully carpeted first and second floors (obviously not the bathrooms)

Tiled bathroom floors and semi tiled bathrooms, with a choice of tile

Quality brushed chrome switches and sockets

Plenty of sockets

Cat. six cabling to living rooms and bedrooms

Vaillant Boilers

Subject to Availability these houses will come connected to Openreach/BT full fibre FTP broadband

3 phase electrics

LOCATION

Willington is a sought after location offering lots of amenities with a supermarket, popular public Inns with eateries, florist, post office, doctors, dentist, a train station, and brilliant access to both the A38 and A50. There is a good local village primary school with John Port Spencer for secondary education. Those choosing independent schooling, don't worry, this is covered by the nearby Repton School just a short drive away, Derby High and Grammar School and Denstone Collage. The village offers lots of walking areas, the canal walk down to Mercia Marina is a particular favourite.

OUTSIDE

Up and down lighters front and rear

External power sockets and outside taps

Ample plug sockets in the garage and cabling for a car charging point

In addition to the double garages each property has the benefit of 2 additional parking spaces

Rear gardens will be turfed, and Indian sandstone patios are included in the purchase price.

TENURE

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.

CURRENT UTILITY SUPPLIERS

Water

Gas

Electric

Sewage

Broadband supplier

Broadband speeds

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

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 09/23)/DRAFT

SCHOOL CATCHMENT AREAS

<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/>

CONDITIONS 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.

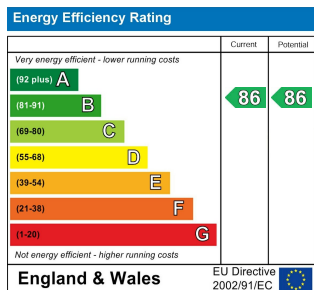
AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area. Property photos both internal and external are examples of previous builds.

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

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

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



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