



1 Oak's Court Oaks Road
Willington
Derby
DE65 6NY

Price
£399,950

- Superbly situated close to amenities
- Four bedroom detached
- Gas centrally heated and double glazed windows
- Lounge and study
- Dining room and breakfast kitchen
- Guest cloaks and Utility
- En suite and family bathroom
- Double Garage
- Garden

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

THE PROPERTY

A superbly situated modern detached residence offering a double garage, and gas central heating system. Sitting in a quiet location off Oaks Road this spacious home is ideal for the modern family. The accommodation offers a good-sized entrance hallway, a guest cloakroom, a Lounge with doors opening into the garden, a study, a dining room again with doors opening into the garden and a wide opening into the breakfast kitchen and a utility. On the first floor is a lovely semi-galleried landing giving access to the principal bedroom with a full En suite bathroom, three further bedrooms, and a family bathroom.

OUTSIDE

Outside to the front is a tarmac double-width drive leading to twin up and over garage doors, a lawn and a herbaceous border. Access down the side of the property opens up into a fully enclosed rear garden

LOCATION

Willington is a favoured village offering a great primary school, doctors, dentist, pharmacy, post office, supermarket and popular public Inns and eateries. The village can boast that it has a train station, fabulous access to the A38 and A50 and a marina with boutique shops and cafes. There are lovely river side and canal side walks.

ACCOMMODATION

Entrance door opening through to:

ENTRANCE HALLWAY

2.88 max width x 4.57 (9'5" max width x 15'0")

Has stairs off to first floor, useful under stairs storage cupboard, attractive wood flooring, radiator, coving to ceiling and ceiling light point and doors leading off:

GUEST CLOAKROOM

0.76 x 1.33 (2'6" x 4'4")

Has tiled flooring, W.C, wall mounted hand wash basin with tiled splash-back, radiator, window to the side aspect and ceiling light point.

LOUNGE

3.64 into chimney breast wall x 4.71 (11'11" into chimney breast wall x 15'5")

Has French doors leading out into the rear garden, wood grain flooring, feature fire surround with marble effect hearth with living flame gas fire inset, coving to ceiling, wall light points, ceiling light, double doors open through to the:

STUDY

2.61 x 2.30 to window wall (8'7" x 7'7" to window wall)

Having wood grain flooring, radiator, window to the front aspect and ceiling light point.

FORMAL DINING AREA

3.10 to kitchen wall x 3.22 to window wall (10'2" to kitchen wall x 10'7" to window wall)

Having French doors out to the rear garden, coving to ceiling, radiator and a wide opening through to:





BREAKFAST KITCHEN

2.95 x 4.43 (9'8" x 14'6")

Has tiled flooring, windows to the side aspect and out to the rear garden and is fitted with a range of base cupboards with drawers and matching eye line wall mounted cabinets, work tops incorporate a one and a quarter sink and side drainer and a four ring electric hob. There is an integrated oven with grill, space for fridge freezer and ample space for kitchen table and chairs.

UTILITY ROOM

2.57 x 1.72 to the window wall (8'5" x 5'8" to the window wall)

Has a base cupboard with worktop over with stainless steel sink and side drainer inset, there is space for a washing machine, space for a fridge freezer or tumble dryer, a door leads out the side aspect, a window looks out to the side and the domestic hot water and central heating boiler is also housed here.

FIRST FLOOR

GALLERIED LANDING

Has a window to the front aspect, coving to ceiling and airing cupboard that houses the domestic hot water and central heating tank, doors lead off to:

PRINCIPAL BEDROOM

3.17 to window x 3.66 (10'5" to window x 12'0")

Has a window to the rear aspect, radiator and ceiling light point, there is a built in wardrobe providing hanging space and shelving, loft access point and a further door opens through to the:

EN SUITE BATHROOM

1.66 x 2.57 (5'5" x 8'5")

Is equipped with a panelled bath with mixer and shower attachments over, pedestal hand wash basin, W.C and a fully tiled shower enclosure, there is a obscure window to the side aspect, tiled flooring and radiator.

BEDROOM TWO

3.12 x 3.41 (10'3" x 11'2")

Has a window to the rear aspect, radiator, ceiling light point and built in wardrobe providing hanging space and shelving.

BEDROOM THREE

2.96 x 3.22 (9'9" x 10'7")

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

BEDROOM FOUR

1.99 to window x 3.64 (6'6" to window x 11'11")

Has a built in wardrobe providing hanging space and shelving, window to the front aspect, radiator and ceiling light point.

FAMILY BATHROOM

1.71 to window x 2.58 (5'7" to window x 8'6")

Is equipped with a panelled bath, mixer taps, pedestal hand wash basin and W.C, there is a window to the side aspect, radiator and ceiling light point.

OUTSIDE.

The property sits back off Oaks Court with Tarmacadam driveway leading to a double garage with up and over doors and paved path leads to the front door, a further path leads down the side of the property and opens up into the rear garden which is predominantly laid to lawn with space for shed and has mature hedge border.

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.

AGENTS NOTE

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/>

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.

COUNCIL TAX BAND

South Derbyshire District Council - Band E

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/>

CURRENT UTILITY SUPPLIERS

Water

Gas

Electric

Sewage

Broadband supplier

Broadband speeds

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

VIEWING

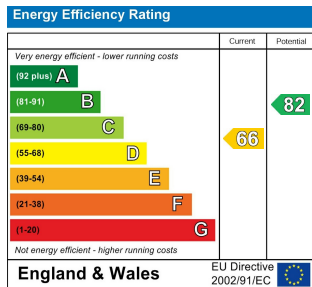
Strictly by appointment through Scargill Mann & Co (ACB/JLW 01/2024)/A

GROUND FLOOR

1ST FLOOR



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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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