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## 15 The Potlocks

Willington, Derby, DE65 6YA

**Offers Over £199,950**



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## GENERAL INFORMATION

### THE PROPERTY

Sitting in the popular village of Willington, this delightful townhouse is now available for sale with no upward chain, making it ideal for first-time buyers, investors, or those looking to downsize. The property boasts a well-designed layout, featuring one inviting reception room that serves as a light and airy lounge, complete with patio doors that seamlessly connect to the lovely rear garden.

The modern kitchen is a highlight of the home. It is equipped with contemporary fittings and an attractive glass-top table and chairs, which are included in the sale. This space is perfect for both cooking and casual dining. On the first floor, two generously sized bedrooms provide ample space for relaxation and rest. The family bathroom is conveniently located, ensuring comfort and practicality for everyday living.

Externally, the property offers parking for one car at the front and a neat lawn area. The rear garden is sweet, featuring a delightful cottage-style design with a combination of lawn and patio, ideal for enjoying the outdoors or entertaining guests.

A viewing is strongly recommended.

### LOCATION

Willington is a popular village location with excellent transport links, including the A38 and A50 trunk roads, a train station, and a public bus service. The village offers a doctor, dentist, pharmacy, supermarket, and well-known eateries and public inns. The nearby canal offers lovely walks, and the marina, with its boutique shops and eateries, makes for a lovely afternoon out.

### ACCOMMODATION

Entrance door opening through to hallway.

### HALLWAY

6'2" x 4'3" (1.89m x 1.32m )

Has stairs off to first floor and door opening through to dining kitchen.

### DINING KITCHEN

15'1" x 9'1" max (4.60m x 2.77m max )

Is fitted with a modern range of base cupboards, drawers, wall mounted cabinets and glass display units, attractive wood effect work tops are inset with a stainless steel sink and side drainer with mixer taps and a four ring induction hob, the domestic hot water and central heating boiler is also housed here, there are attractive tiled surrounds, wood effect flooring, space for dining room table and chairs and a useful under stairs pantry cupboard. A door leads off into the lounge.

### LOUNGE

12'5" x 13'0" to the pati doors (3.79m x 3.97m to the pati doors)

Has coving to ceiling, electric contemporary style fire, sliding patio doors leading out into the garden and ceiling light point,

### FIRST FLOOR

#### LANDING

With loft access point and doors leading off:

#### BEDROOM ONE

12'5" x 10'5" width (3.79m x 3.19m width)

Has two windows looking out over the rear garden, radiator and ceiling light point.

#### BEDROOM TWO

12'5" max 9'3" min x 10'9" to window (3.79m max 2.83m min x 3.28m to window )

Has two windows to the front aspect, radiator, ceiling light point and built in over stairs storage cupboard which houses the domestic hot water and central heating tank.

### BATHROOM

6'7" width x 5'6" (2.02m width x 1.69m)

Is fitted with a white suite with a panelled bath which then has a separate shower over, W.C., pedestal hand wash basin, there are tiled surrounds, radiator and ceiling light point.

### OUTSIDE

The property sits back off The Potlocks behind a Tarmacadam driveway with adjacent lawn, to the rear is a fully enclosed garden with a fenced boundary, there is a patio, lawn, space for shed, trees and shrubs, a gate leads out of the rear garden giving access for removal of bins and garden waste.

Tel: 01283548194

## AGENTS NOTES

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

## 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

## CURRENT UTILITY SUPPLIERS

Gas  
Electric  
Oil  
Water - Mains  
Sewage - Mains  
Broadband supplier

## 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 regarding 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/>

## CONSTRUCTION

Standard Brick Construction

## 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.

## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 06/2025) A



Road Map



Hybrid Map



Terrain Map



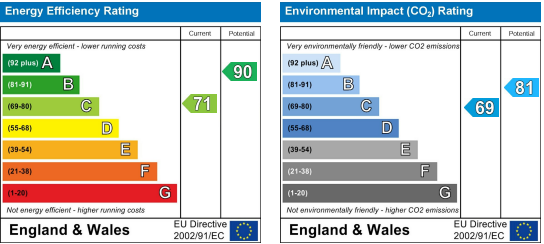
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.