

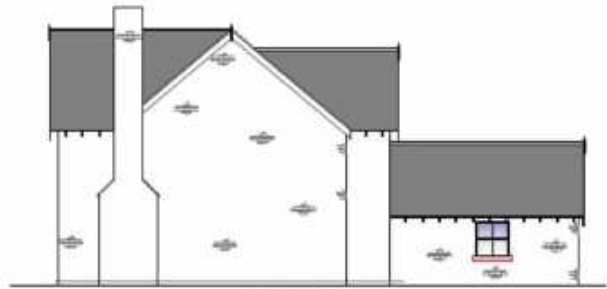
SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

Plot 2, New Development Off Hall Lane Willington, Derby DE65 6DR



Front (SW) Elevation



Side (NW) Elevation



Rear (NE) Elevation



Side (SE) Elevation

Part of an exclusive residential development currently under the course of construction, this attractive, stylish detached family home situated within the village of Willington

- To be constructed and completed to exacting standards
- All with fully fitted luxury kitchens with integrated appliances
- Stylish bathrooms with white sanitary-ware and quality tiling
 - Spacious living accommodation
 - Double garage • Manageable gardens •

Offers in the region of £669,995



1 LICHFIELD STREET, BURTON UPON TRENT, STAFFORDSHIRE DE14 3QZ TEL: 01283 548194
burton@scargillmann.co.uk www.scargillmann.co.uk



GENERAL INFORMATION

THE PROPERTY

This attractive modern detached family home, being constructed by Sunrise Homes of Derby to exacting standards and specifications and enjoying a pleasant cul de sac position within this small select development of four properties.

The property comprises of a wide reception hallway with guest cloakroom off, good size study/snug, rear lounge with bi-folding doors providing access to rear garden, full length dining kitchen being comprehensively equipped with quality fitted units and a separate utility room. To the first floor there is a master bedroom with en-suite shower room, guest bedroom with en-suite shower room, two further bedrooms and a family bathroom with three piece suite. To the second floor there is a further bedroom with en-suite facilities.

Outside, the property will benefit from an attached double garage and manageable garden.

The sale provides a good opportunity to acquire this luxurious detached home in a prestigious location. For further information please contact the agent.

LOCATION

Situated in the popular village of Willington which boasts a wide and varied range of enviable local facilities including public inns and restaurants. It has easy access to the A38 and A50 linking to the

motorway networks of the M1, M6 and M5 and is within easy reach of employment opportunities including the Toyota Manufacturing Company.

ACCOMMODATION

ENTRANCE HALL

GUEST CLOAKROOM

STUDY

LOUNGE

DINING KITCHEN

UTILITY ROOM

FIRST FLOOR ACCOMMODATION

LANDING

MASTER BEDROOM

EN-SUITE

GUEST BEDROOM

EN-SUITE

BEDROOM THREE

BEDROOM FOUR

FAMILY BATHROOM

SECOND FLOOR ACCOMMODATION

LANDING

BEDROOM FIVE



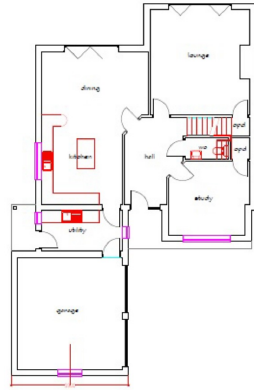
EN-SUITE

OUTSIDE

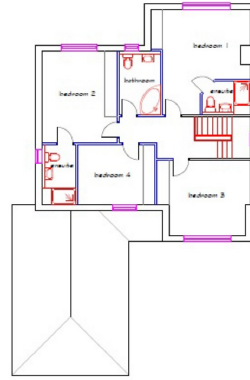
DOUBLE GARAGE

VIEWING

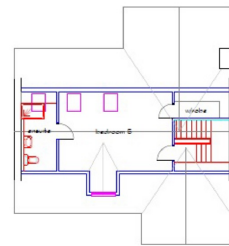
Strictly by appointment through Scargill Mann & Co -
Burton office (DM/DLW)



Ground Floor Plan



First Floor Plan



Attic Plan

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.

ASHBOURNE
BURTON UPON TRENT
DERBY
MATLOCK
LETTINGS
TUTBURY
WIRKSWORTH

8 Market Place, Ashbourne, Derbyshire DE6 1ES
 1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ
 4 St. James's Street, Derby DE1 1RL
 39 Dale Road, Matlock, Derbyshire DE4 3LT
 6 St James's Street, Derby, DE1 1RL
 42b Bridge Street, Tutbury, Staffordshire DE13 9LZ
 37 St. John's Street, Wirksworth, Derbyshire DE4 4DS

Tel: 01335 345460
 Tel: 01283 548194
 Tel: 01332 207720
 Tel: 01629 584591
 Tel: 01332 206620
 Tel: 01283 520490
 Tel: 01629 823489

ashbourne@scargillmann.co.uk
 burton@scargillmann.co.uk
 derby@scargillmann.co.uk
 matlock@scargillmann.co.uk
 lettings@scargillmann.co.uk
 tutbury@scargillmann.co.uk
 Wirksworth@scargillmann.co.uk