

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

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



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

Offers in the region of £749,995



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 good size reception hallway leading to a very pleasant lounge with bi-folding doors providing access to the side garden. An L-shaped dining kitchen being comprehensively equipped with quality fitted units, good size utility room and a separate guest cloakroom. To the first floor, the master bedroom enjoys a dressing room and an en-suite shower room, there is a guest bedroom with en-suite shower room, third bedroom with en-suite shower room, fourth bedroom and a small study. To the second floor there are two additional bedrooms and a good size family bathroom.

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

LOUNGE

DINING KITCHEN

UTILITY ROOM

GUEST CLOAKROOM

FIRST FLOOR ACCOMMODATION

LANDING

MASTER BEDROOM

DRESSING ROOM

EN-SUITE

GUEST BEDROOM

EN-SUITE

BEDROOM THREE

EN-SUITE

BEDROOM FOUR

STUDY

SECOND FLOOR ACCOMMODATION

LANDING



BEDROOM FIVE

BEDROOM SIX

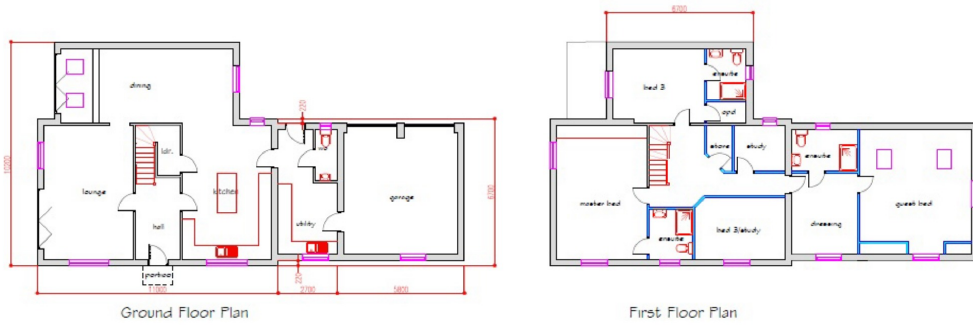
BATHROOM

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

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
 4 St James's Street, Derby, DE1 1RL

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

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