

5 Oaks Road, Willington, Derby, DE65 6DU

Offers Around £350,000

Freehold



- Development Opportunity
- Requires Full Renovation
- One Quarter of an Acre Plot
- Garage & Outbuildings
- Porch & Entrance Hall
- Dining Room & Conservatory
- Kitchen
- Two Bedrooms, Bathroom & Separate WC
- Garden Room
- Sought After Village Location





Summary

This is a spacious, two bedroom, detached bungalow occupying a fabulous plot measuring one quarter of an acre located in a particularly favourable location on Oaks Road in Willington. The property requires complete refurbishment but offers excellent potential to recreate a wonderful bungalow in a popular setting or a two storey house subject to any necessary planning consent.

The property currently comprises porch, spacious entrance hall, L-Shaped lounge/dining room, conservatory, kitchen, inner hallway leading to two bedrooms, bathroom and separate WC. There is also a garden room (externally accessed to the rear).

To the rear of the property is an extremely overgrown garden which again offers great potential. The property features a good sized frontage, garage, side porch giving access to garden and two useful brick stores.

F&C

The Location

Willington is a very popular village south of Derby boasting fabulous walks along the Trent and Mersey canal, train station, cafe, popular pubs, florist, restaurants, primary school and easy access to John Port Secondary School in neighbouring Etwall. Willington is a prime location close to the A38 and A50.

Accommodation

Porch

5'8" x 3'7" (1.73 x 1.11)

Entrance Hall

14'0" x 7'5" (4.27 x 2.27)

Lounge/Dining Room
23'4" x 17'10" (7.12 x 5.45)



Kitchen

13'3" x 8'11" (4.06 x 2.72)



Inner Hallway

8'8" x 2'8" (2.65 x 0.82)

Bedroom One

15'1" x 11'10" (4.60 x 3.63)



Bedroom Two

11'3" x 9'9" (3.45 x 2.99)



Bathroom

8'3" x 5'9" (2.54 x 1.76)



Separate WC

5'2" x 2'11" (1.59 x 0.89)

Conservatory

19'1" x 6'11" (5.84 x 2.11)



Garden Room



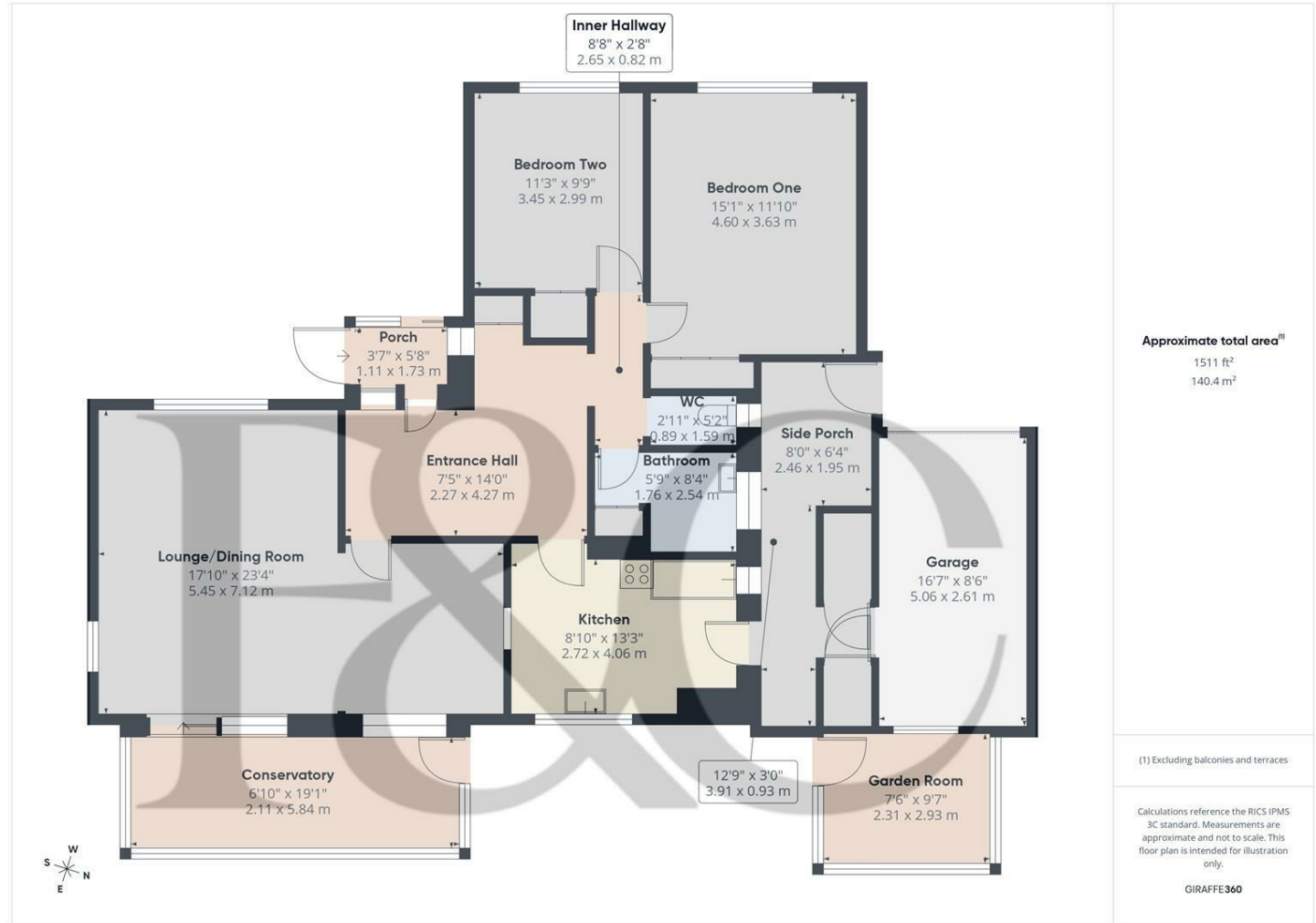
Side Porch

8'0" x 6'4" (2.46 x 1.95)

Garage

16'7" x 8'6" (5.06 x 2.61)

Council Tax Band D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band: D
Tenure: Freehold

