Fletcher & Company

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 the garden which is approx 90ft long and two useful brick stores.

Willington@fletcherandcompany.co.uk 01283 241 500

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)

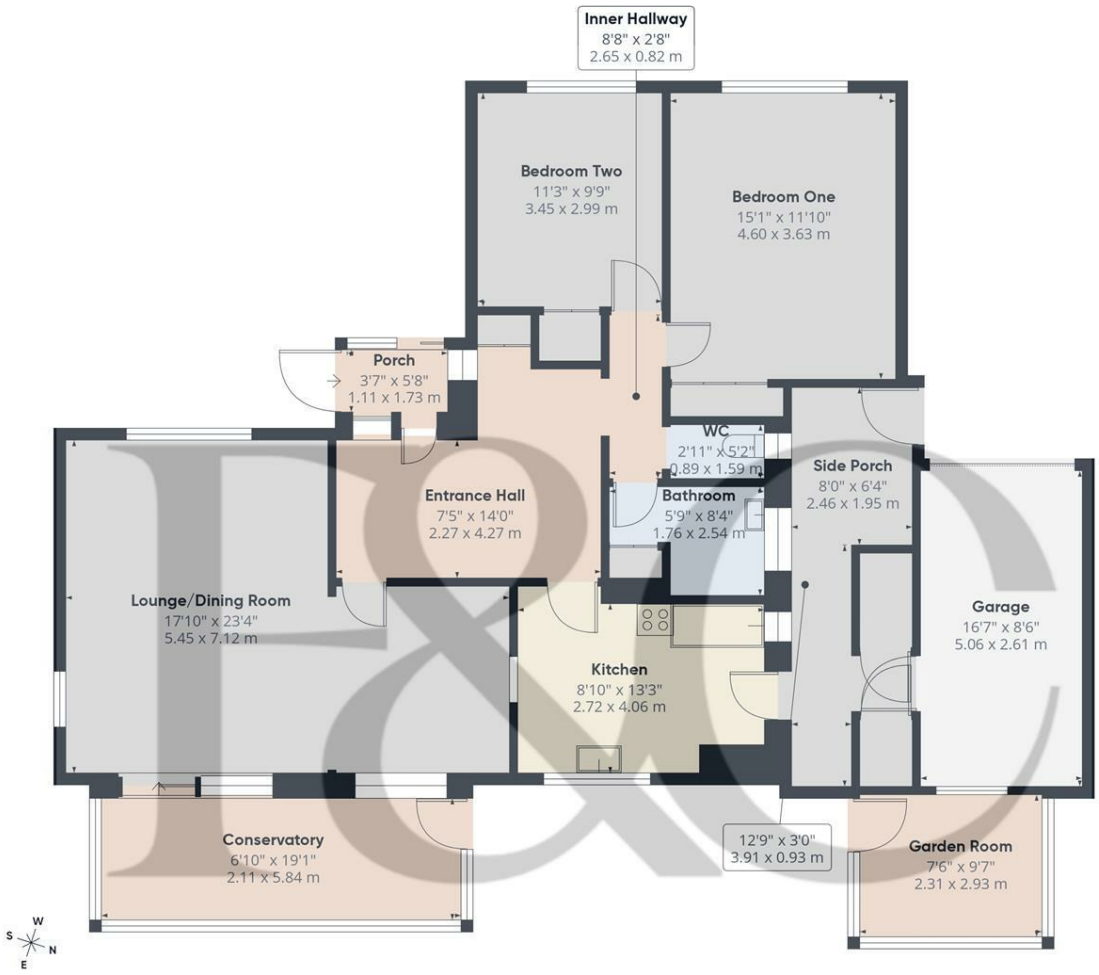
Conservatory
19'1" x 6'11" (5.84 x 2.11)

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



Approximate total area(1)

1511 ft²

140.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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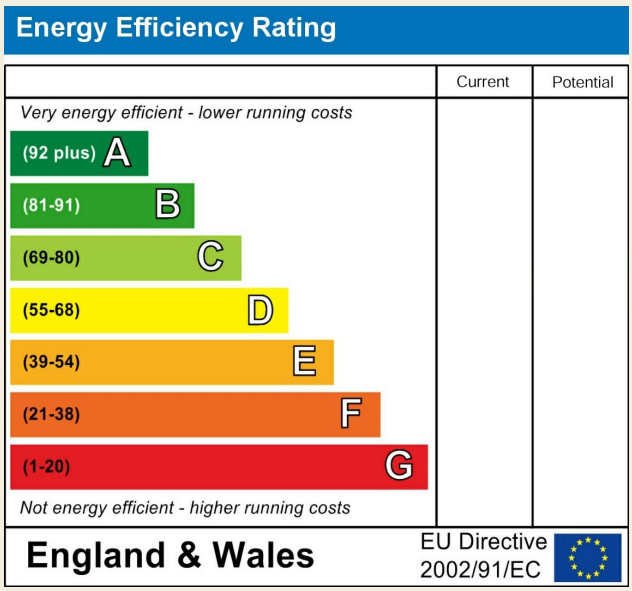

Duffield Office
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office
15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office
3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

Nottingham Office
2 Broadway
The Birkin Building
Lace Market
Nottingham
NG1 1PS

01158 222244
nottingham@fletcherandcompany.co.uk

5 Oaks Road
Willington
Derby
DE65 6DU

Council Tax Band: D
Tenure: Freehold