

## 27

Saxon Grove, Willington, DE65

Offers Around £349,950 Freehold



- Quiet Cul-de-Sac Location
- Highly Desirable Village
- Larger than Average Garden with Detached Annexe
- Double Glazing & Gas Central Heating
- Hall & Lounge with Log Burner
- Open Plan L-Shaped Living Kitchen with Dining Kitchen & Conservatory off
- Three First Floor Bedrooms & Bathroom
- Popular Village Location
- Close to Excellent Amenities
- Easy Access to Nearby Transport Links





## Summary

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Larger than Average Garden with Detached Annexe - This is a superbly presented and particularly well-positioned, three bedroom, detached residence occupying a quiet cul-de-sac location in Willington.

Set back behind a lawn fore-garden and driveway providing ample off-road parking. The driveway continues down the side of the property and leads to a detached annexe which has been converted and now forms a reception room with shower room. This could be used for a number of different purposes such as home office, gym or auxiliary accommodation.

The main house is double glazed and gas central heated with entrance hall, lounge with feature log burner and open plan dining kitchen with conservatory off. The first floor landing leads to three bedrooms and a bathroom.

The property is set up on an elevated plot behind a lawn fore-garden and driveway. To the rear of the property is a longer than average garden for the area with extensive lawn and decking.

# F&C

## **The Location**

Willington is a very popular village with an excellent range of amenities. It is situated along the Trent and Mersey canal and offers some very pleasant walks. There are a selection of popular pubs as well as a train station, popular primary school, recreational ground, restaurants and a cafe. There is also easy access to the A38, A50 and M1.

## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

5'8" x 4'8" (1.74 x 1.44)

A UPVC entrance door provides access to hallway with staircase to first floor, dado rail and multi-pane door to lounge.

#### **Lounge**

14'6" x 11'5" (4.44 x 3.50)

Having a feature fireplace incorporating a raised hearth, timber display mantle and cast iron log burner, central heating radiator, decorative coving, double glazed window to front and multi-pane double glazed doors to kitchen.

#### **Open Plan Dining Kitchen**

14'6" x 10'10" (4.43 x 3.31)

#### **Dining area**

With stylish floor to ceiling central heating radiator.

#### **Kitchen Area**

Comprising U-shaped solid wood worktop with tiled surrounds, inset ceramic sink unit with mixer tap, gloss finish base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with built-in oven, microwave and fridge freezer, decorative coving, double glazed window to rear, double glazed door to side and open access to conservatory.

#### **Conservatory**

10'4" x 7'1" (3.15 x 2.17)

A UPVC double glazed construction with views over the garden and access through double glazed French doors.

#### **First Floor Landing**

11'7" x 6'5" (3.55 x 1.96)

A semi-galleried landing with central heating radiator, feature balustrade, dado rail, airing cupboard, access to loft space, over stairs storage cupboard and double glazed window to side.

#### **Bedroom One**

14'8" x 8'3" (4.48 x 2.52)

With central heating radiator and double glazed window to rear.

### **Bedroom Two**

8'7" x 7'9" (2.64 x 2.37)

Having a central heating radiator, fitted wardrobe and double glazed window to front.



### **Bedroom Three**

7'11" x 6'3" (2.43 x 1.93)

Having a central heating radiator and double glazed window to rear.

### **Bathroom**

6'7" x 5'8" (2.02 x 1.75)

Appointed with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower over, chrome towel radiator, recessed ceiling spotlighting and double glazed window to front.

### **Outside**

The property is set up behind a lawn fore-garden with adjacent driveway providing off-road parking. To the rear of the property is a private garden featuring two good size lawn sections and an extensive decked seating area backing on to mature trees, all surrounded by timber fencing. The garden also features two useful storage sheds.

### **Detached Annexe**

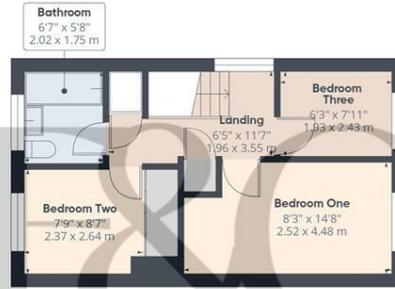
11'7" x 7'5" (3.55 x 2.28)

Double glazed doors give access to a detached annex which was formally the garage and is now converted adding bonus accommodation to the main residence. This could be used as a study/gym/bedroom and has an en-suite shower room off.

### **Council Tax Band C**



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**  
 917 ft<sup>2</sup>  
 85.2 m<sup>2</sup>

(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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Council Tax Band: C  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	