



16 Oaks Road, Willington, Derby, DE65 6DU

£220,000

A characterful two bedroom detached cottage in the popular village of Willington, offered for sale with no upward chain. Featuring exposed beams, a traditional brick fireplace, two double bedrooms and an enclosed patio garden, this freehold property offers an exciting refurbishment opportunity for buyers looking to create something special.

Summary Description

Offered for sale with no upward chain, 16 Oaks Road is a characterful two bedroom detached cottage situated within the popular village of Willington, South Derbyshire. Providing approximately 58 square metres (627 square feet) of accommodation, this distinctive property presents an opportunity for buyers seeking a refurbishment project with the potential to create a home tailored to their own tastes. With its traditional appearance, exposed beams and original style features, the cottage offers plenty of character alongside considerable scope for improvement.

The ground floor accommodation comprises a lounge featuring exposed ceiling beams and an impressive brick fireplace with a solid fuel stove, a separate dining area and a kitchen offering opportunities for redesign and modernisation. Upstairs, there are two double bedrooms and a shower room, providing a practical layout for couples, individuals or buyers looking to downsize. Outside, the property benefits from a small, enclosed patio garden with established planting, offering manageable outdoor space. Although requiring refurbishment and updating throughout, the cottage retains features that could be incorporated into a sympathetic renovation, making it particularly appealing to buyers with an appreciation for traditional properties.

Willington is a well established South Derbyshire village offering a selection of everyday amenities, including local shops, traditional pubs, cafés and recreational facilities. The village is served by Willington Primary School, with secondary education available in nearby Etwell and surrounding areas, subject to admissions criteria. Willington railway station provides connections towards Derby and Burton upon Trent, while convenient access to the A38 and A50 supports commuting throughout Derbyshire, Staffordshire and the wider Midlands. Nearby countryside walks and the Trent and Mersey Canal add to the village's appeal.

Lounge

10'6" x 11'3" (3.22 x 3.45)



A characterful reception room featuring exposed ceiling beams, an impressive brick fireplace with a solid fuel stove, fitted shelving and windows providing natural light.

Dining Area

5'7" x 11'6" (1.72 x 3.51)



A separate dining area adjoining the lounge, offering space for a dining table and providing access through to the kitchen.

Kitchen

10'0" x 11'1" (3.07 x 3.4)



A good sized kitchen with a range of fitted wall and base units, stainless steel sink and tiled flooring. Offering considerable scope for refurbishment and modernisation.

Bedroom One

10'9" x 11'7" (3.30 x 3.54)



A well proportioned double bedroom featuring exposed ceiling beams, a front facing window and a useful storage recess. Requiring cosmetic updating.

Bedroom Two

9'5" x 11'6" (2.89 x 3.51)



A further double bedroom with a front facing window, exposed ceiling beam and built in storage. Offering plenty of potential for refurbishment.

Shower Room

6'3" x 5'9" (1.92 x 1.77)



Fitted with a shower enclosure, pedestal wash hand basin and low flush WC, with partially tiled walls and a window providing natural light.

OUTSIDE

Frontage

The property features an attractive rendered exterior with a traditional pitched roof and covered entrance porch. A low brick wall encloses the small front garden, which has established planting, adding to the cottage's character.

Rear Garden



A small, enclosed patio garden with paved areas, raised brick planting borders and established shrubs. A manageable outdoor space offering scope for improvement.

Material Information

Follow the link for the full report:

<https://moverly.com/property/oaks-road-derby-de65/ThGMnRsM82pRkWJDspBJRV>

Disclaimer 03/2021

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Location / what3words

what3words ///dignity.cleansed.knee

Buying to Let?

Guide achievable rent price: £1000pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good refurbished condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

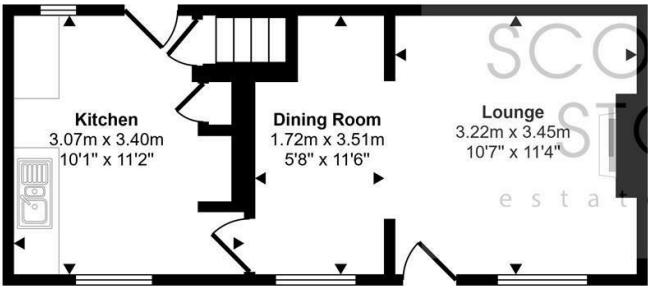
ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.

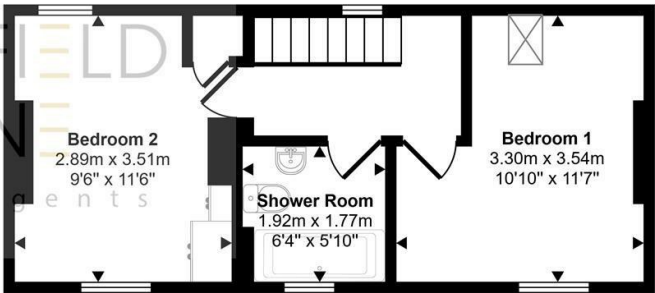


Sales: 01283 777100
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Approx Gross Internal Area
58 sq m / 627 sq ft

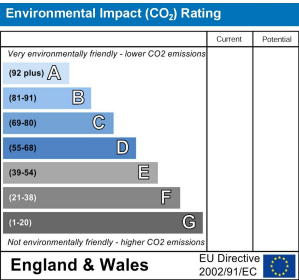
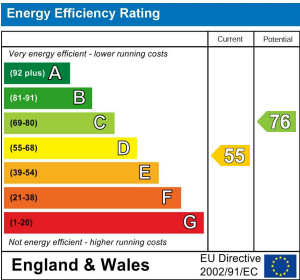


Ground Floor
Approx 29 sq m / 308 sq ft



First Floor
Approx 30 sq m / 319 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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