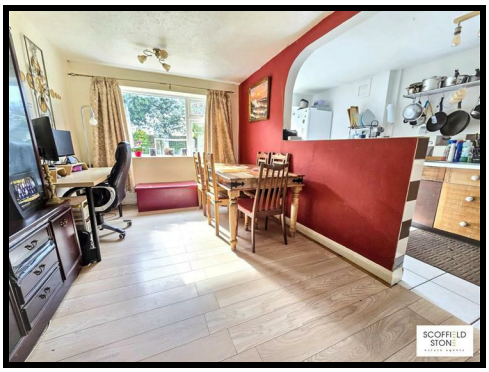
SCOFFIELD STONE
estate agents









3 Orchard Close, Willington, Derby, DE65 6DJ

£244,000

A three bedroom semi detached home in a quiet Willington cul de sac, offering 85 square metres (917 square feet), driveway parking, detached garage, open plan kitchen diner and a private low maintenance garden. A well located home with scope to improve, ideal for first time buyers, families or investors.

Sales: 01283 777100
Lettings: 01332 511000
www.scoffieldstone.co.uk

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Summary Description

Located in a quiet cul de sac within the highly regarded South Derbyshire village of Willington, this three bedroom semi detached home offers 85 square metres (917 square feet) of well planned accommodation and represents an excellent opportunity for buyers looking to add value. Offered on a freehold basis, the property will appeal to first time buyers, growing families and investors seeking a home in a popular residential setting with strong long term demand.

The layout includes an entrance hall, a comfortable front lounge and an open plan kitchen diner to the rear, creating a practical arrangement for both day to day living and entertaining. Upstairs, there are three bedrooms and a family bathroom fitted with a corner bath and overhead rain shower. Outside, the property benefits from driveway parking for at least two vehicles, a detached single garage with light and power, and a private enclosed rear garden designed for low maintenance with patio, artificial lawn and stocked borders. While the house would benefit from some updating, it already offers a solid footprint, useful storage, good natural light and clear scope for personalisation.

Willington remains a consistently popular village thanks to its strong sense of community, everyday amenities and convenient transport links. The property is well placed for access to local shops, cafes and services, as well as schooling for a range of ages in the surrounding area. Willington railway station provides useful connections, while the A38, A50 and wider road network make commuting towards Derby, Burton upon Trent and beyond straightforward. This is a well located home with genuine potential in a village setting that continues to attract buyers from across the region.

Entrance Hall

A welcoming entrance hall with fitted carpet, front-facing UPVC double glazed window, and part obscure UPVC double glazed entrance door. Finished with a radiator and telephone point.

Lounge

12'8" x 12'4" (3.87 x 3.77)



A comfortable and well-proportioned living space featuring a front-facing UPVC double glazed window, wall mounted gas fire creating a focal point, TV point, and useful under stairs storage.

Dining Area

8'10" x 15'4" (2.7 x 4.69)



A bright and sociable space with stylish wood effect laminate flooring, rear-facing UPVC double glazed window, and radiator, ideal for both everyday dining and entertaining.

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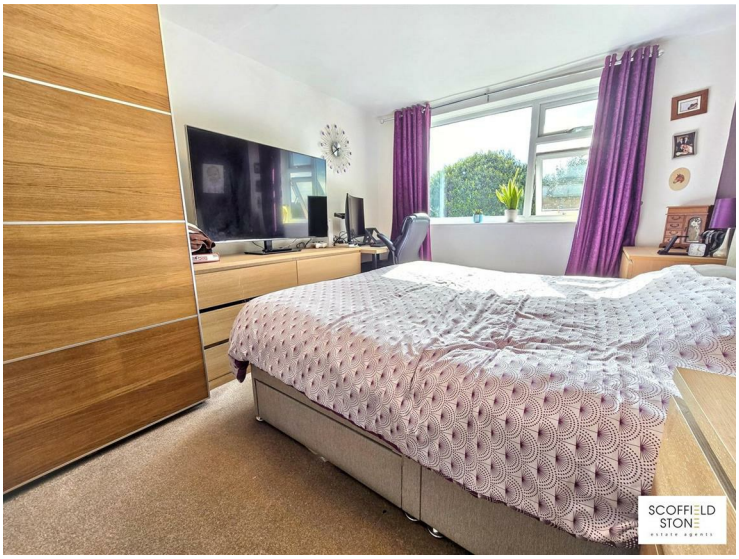
Kitchen
6'5" x 15'2" (1.97 x 4.64)



Fitted with ceramic tiled flooring and offering direct access to the rear garden via a UPVC double glazed door. The kitchen features a range of floor units with stone effect roll edge worktops and tiled splashbacks, inset stainless steel sink with chrome mixer tap, integrated electric oven with gas hob and chimney style extractor hood. There is also under counter space and plumbing for appliances.

Stairs and Landing
Carpeted stairs rise to the first floor landing, with access to the loft space.

Bedroom One
10'0" x 15'7" (3.06 x 4.77)



A spacious double bedroom positioned to the rear, enjoying a UPVC double glazed window and radiator.

Bedroom Two
8'5" x 12'5" (2.57 x 3.79)



A well-sized second bedroom with a front-facing UPVC double glazed window and radiator.

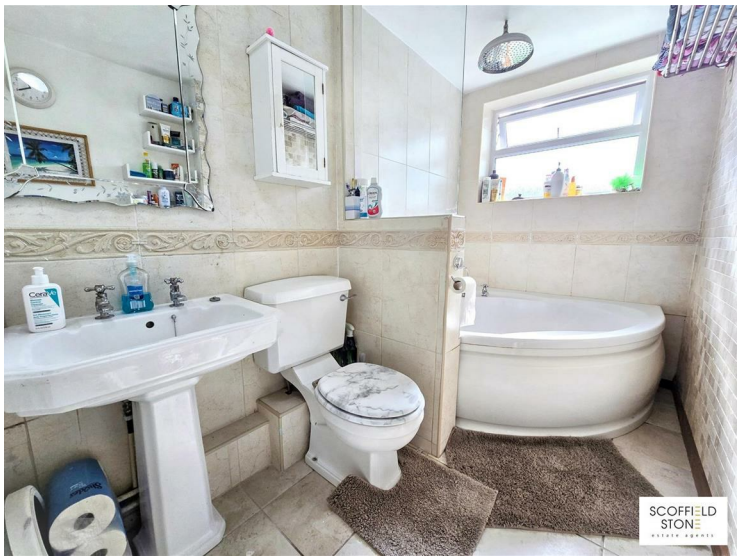
Bedroom Three
6'11" x 8'9" (2.12 x 2.69)



A versatile third bedroom, ideal as a nursery, home office, or guest room, with a front-facing UPVC double glazed window.

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Bathroom
5'1" x 10'11" (1.55 x 3.34)



Fitted with ceramic tiled flooring and a rear-facing obscure UPVC double glazed window. Comprising a pedestal wash hand basin, low flush WC, and a corner bath with overhead rain shower, complemented by a radiator.

OUTSIDE

Front and Driveway
The property benefits from a driveway to the side providing off-road parking for at least two vehicles. The front garden is mainly laid to lawn with a tree and pathway leading to the entrance.

Rear Garden



A private and enclosed rear garden designed for low maintenance, featuring a paved patio area, artificial lawn, and well-stocked herbaceous borders. Also benefits from an external cold water tap.

Garage
A detached single garage with metal up and over door, personnel side door, and rear window. Equipped with light and power, offering excellent storage or workshop potential.

Material Information
Verified Material Information

Council Tax band: B
Tenure: Freehold
Property type: House
Property construction: Standard brick and block construction
Energy Performance rating: C
Number and types of room: 3 bedrooms, 1 bathroom, 1 reception
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed. The system was installed at an unknown date.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Great, Vodafone - Good, Three - Good, EE - Good
Parking: Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No
Loft access: Yes - insulated and boarded, accessed by: Hatch

Follow the link for the full report:
https://moverly.com/sale/B1rXeDoDMLpY2cWLwi8cEz/view

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Disclaimer
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.

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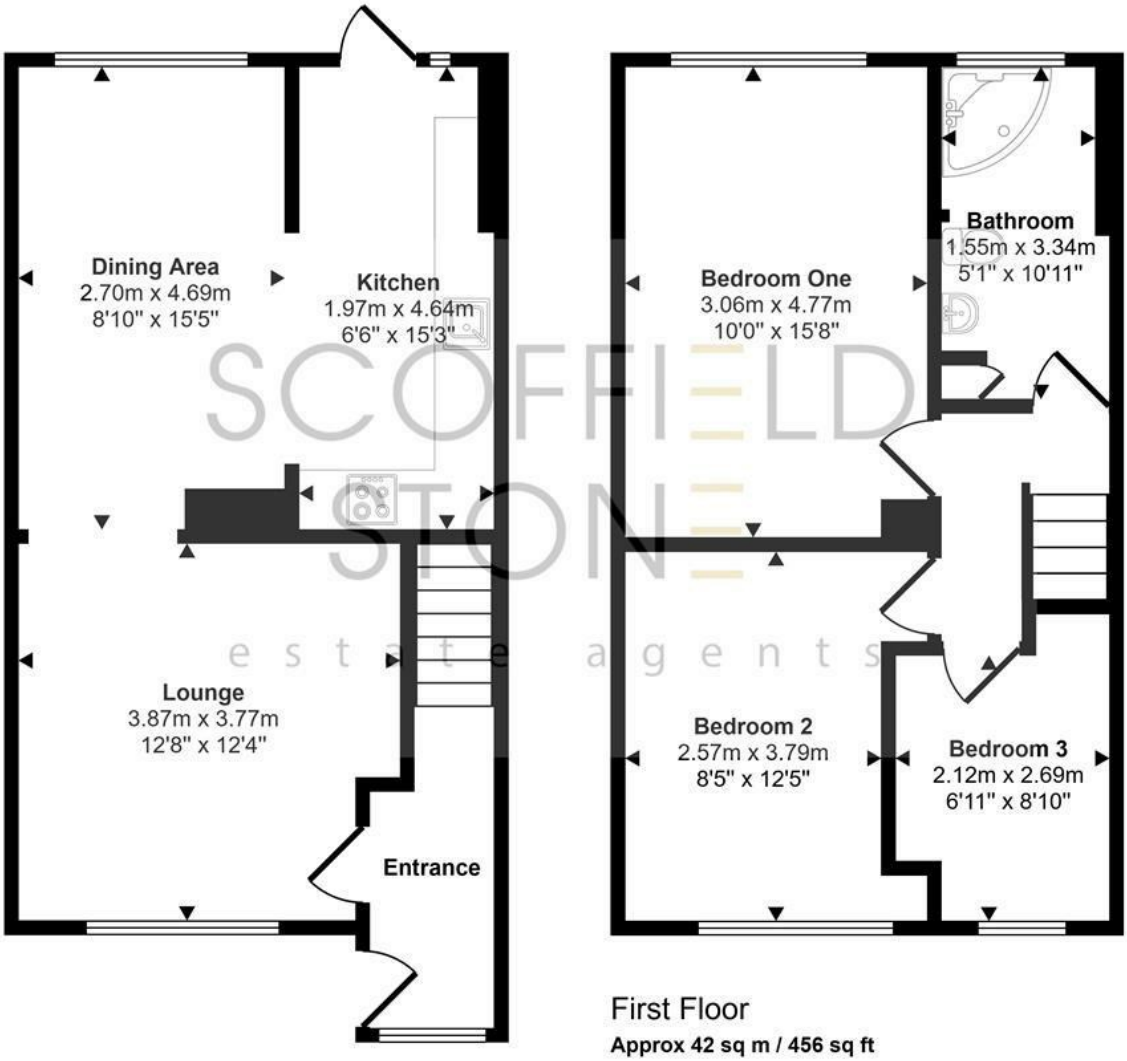
Buying to Let?
Guide achievable rent price: £1250pcm

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 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.

Location / what3words
///contracting.lingering.because

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.

Approx Gross Internal Area
85 sq m / 917 sq ft

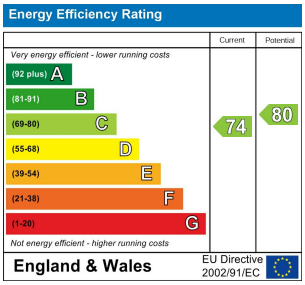


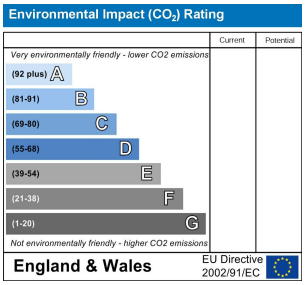
First Floor
Approx 42 sq m / 456 sq ft

Ground Floor
Approx 43 sq m / 461 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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