

Ford Lane, Willington, Derby

northwood
Local knowledge, national reach

Offers in excess of £400,000

4 2 1

Key Features

- Four Bedroom Detached Home
- Ensuite To Master Bedroom
- Open Plan Kitchen Diner
- Conservatory
- Driveway & Integral Garage
- Utility Room & Downstairs WC
- EPC rating B
- Freehold















Located within the popular residential area of Willington, this beautifully maintained four bedroom detached home offers spacious and versatile accommodation ideal for modern family living.

Presented to a high standard throughout, the property benefits from a bright and airy layout, generous dining kitchen, conservatory and a private landscaped rear garden.

The accommodation briefly comprises; entrance hallway, spacious living room with bay window, modern dining kitchen with ample space for entertaining, separate utility room and downstairs WC. To the rear, the conservatory provides an additional reception space overlooking the garden.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with ensuite shower room, together with a modern family bathroom.

Externally, the property benefits from a driveway providing off road parking, integral garage and an attractive enclosed rear garden featuring patio seating areas, lawn and mature planting.

The property also benefits from solar panels, helping to improve energy efficiency and reduce running costs.

This is a fantastic opportunity to acquire a spacious family home in a sought-after location close to local amenities, schools and transport links.

Front Exterior

To the front of the property is a driveway providing off road parking leading to the integral garage, together with a lawned frontage and pathway providing access to the side entrance door into the utility room and through to the rear garden.

Entrance Hallway

Bright and welcoming entrance hallway with laminate flooring, radiator, staircase rising to the first floor and access to the ground floor accommodation.

Living Room

Spacious living room featuring a bay window to the front elevation allowing plenty of natural light, laminate flooring and ample space for freestanding furniture.

Dining Kitchen

Modern open-plan dining kitchen fitted with a range of wall and base units with complementary work surfaces incorporating sink and drainer unit. Integrated double oven with hob and extractor over, space for additional appliances, recessed spotlights and ample room for a









family dining table. French doors provide access into the conservatory.

Utility Room

Useful utility room with additional storage units, work surface space, plumbing for appliances, wall mounted boiler and external door providing access to the side elevation.

Downstairs WC

Fitted with a low level WC and wash hand basin with tiled splashbacks.

Conservatory

A lovely additional reception space with surrounding windows and French doors opening onto the rear garden, creating an ideal sitting area with views over the garden.

Integral Garage

Integral garage with up and over door, power and lighting.

Landing

Providing access to all first floor accommodation and loft access.

Bedroom One

Generous double bedroom with window to the front elevation and access to the ensuite shower room.

Ensuite

Modern suite comprising shower enclosure, low level WC and wash hand basin.

Bedroom Two

Double bedroom with window to the rear elevation.

Bedroom Three

Well-proportioned bedroom with window to the rear elevation.

Bedroom Four

Good sized fourth bedroom ideal as a child's room, guest room or home office.

Family Bathroom

Modern family bathroom fitted with a bath incorporating shower over, low level WC and wash hand basin.

Rear Garden

Beautifully maintained enclosed rear garden featuring patio seating areas, lawn and mature planted borders, creating an ideal outdoor entertaining space.

Disclaimer

In line with AML regulations, Northwood (Derbyshire) Ltd must verify all purchasers' identities. The cost is £35 + VAT (£42 inc. VAT) per person, payable to our verification partner before a sale can be agreed. These particulars are issued in good faith but do not form part of any offer or contract. Details should be independently verified. Measurements are approximate, and services or appliances have not been tested. Buyers should make their own enquiries or surveys. Please contact us for clarification if travelling some distance to view.









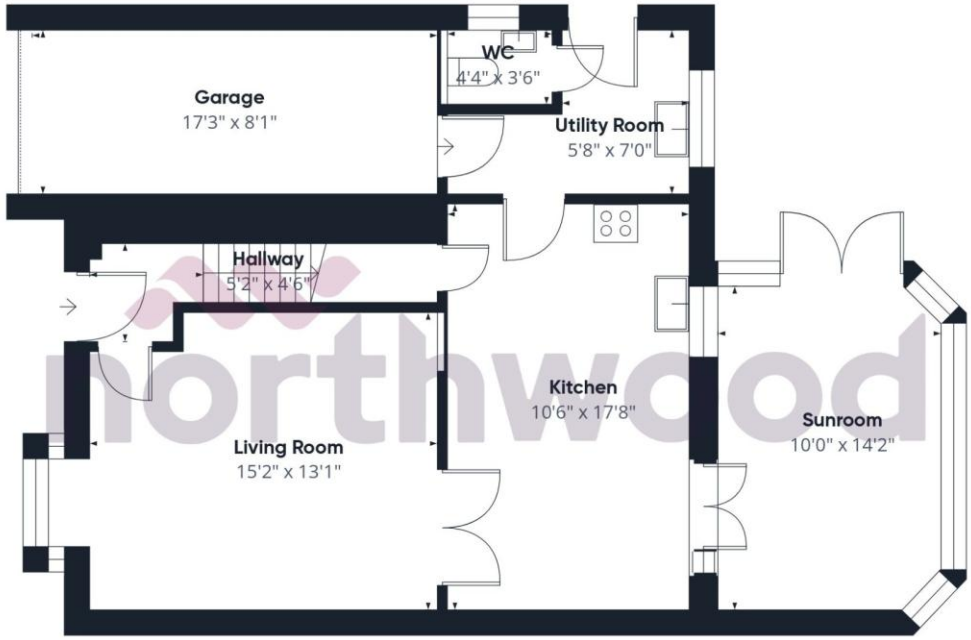




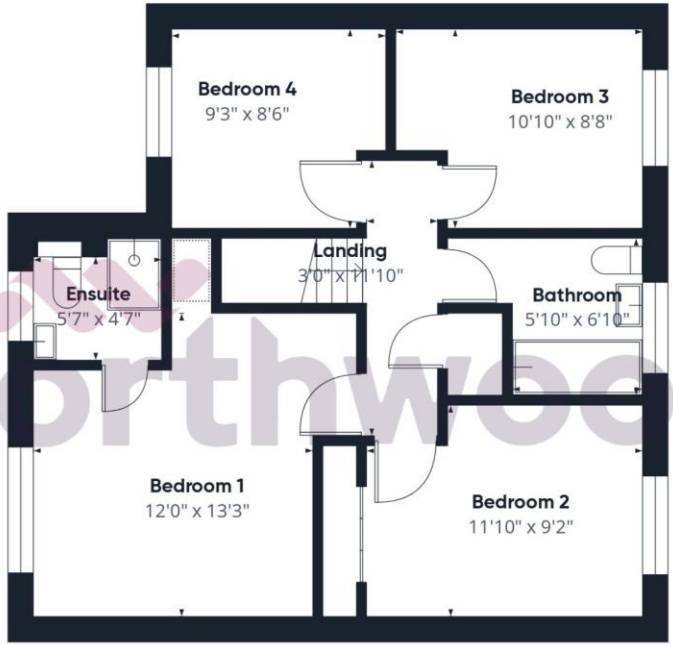








Floor 0



Floor 1

E
N S
W

northwood

Approximate total area(1)

1377 ft²

(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.

GIRAFFE360



01332851570
derby@northwooduk.com