

Ivy Close, Willington

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Offers in excess of
£250,000



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This property at a glance:



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Watch the video

Ivy Close, Willington



Jess says:

"Tucked away in the heart of Willington, this lovely semi-detached home is in a fantastic location, with local amenities, restaurants and pubs all close by and lovely walks right on the doorstep. There's also parking for two cars, adding to the practicality of the home.

Stepping inside, I'm welcomed by a bright and spacious entrance hall, and there's an immediate sense that this is a home that's been well thought out for everyday family life. To the front, the living room is a lovely space with a beautiful bow window that fills the room with natural light. It's a really comfortable room with plenty of space to relax, and I can imagine it being a great place to unwind at the end of the day.

Moving through to the rear of the property, the kitchen and dining space stretches across the full width of the house. It's a fantastic family room, with plenty of space for cooking and dining. There's also a really useful additional space just off the kitchen, providing plenty of extra storage and an ideal area for drying laundry and keeping those everyday essentials out of the way.

The patio doors from the kitchen give you a lovely view and direct access into what is, for me, the real star of this home, the garden!

Stepping outside, the garden immediately catches my attention. It's a fantastic size and has been thoughtfully divided into different areas, giving it a real sense of purpose and making it much more than just a lawn. There's a lovely patio area that's perfect for outdoor dining and entertaining, along with generous garden space to enjoy throughout the year. The garden also benefits from a fantastic storage shed, providing plenty of room for bikes, gardening equipment and everything else you don't want taking up space indoors.

I particularly like how private and usable this garden feels. There are different spots to sit and enjoy depending on the time of day, and it has the versatility to work just as well for family life as it does for summer entertaining. It's definitely a space I'd want to spend plenty of time in.

Heading upstairs, there are three bedrooms, two of which are generous doubles. Both offer plenty of space for wardrobes and furniture, while the third bedroom is a versatile room that would make a lovely child's bedroom, nursery or home office.

The family bathroom is another bright space, with two windows allowing plenty of natural light to flood in and giving the room a lovely airy feel.

For me, this home is all about its combination of location, practical family space and that fantastic garden. Tucked away in the heart of Willington, with amenities and lovely walks close by, it offers a really convenient lifestyle with a garden that provides a wonderful space to relax and enjoy."



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Did you spot...

This fantastic family home is situated in a quiet cul-de-sac



A message from the seller:

"We've really loved making this house our home. Our favourite things are the cosy living room and the spacious, peaceful garden, where we've enjoyed spending lots of time together and playing outside. We also love the quiet cul-de-sac location, friendly village atmosphere, local pubs and great school. Most of all, we've been lucky to have such amazing neighbours who have made the house feel even more homely. We'll be sad to leave, but we're excited for the next chapter and creating a bigger family"

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Floor Plan

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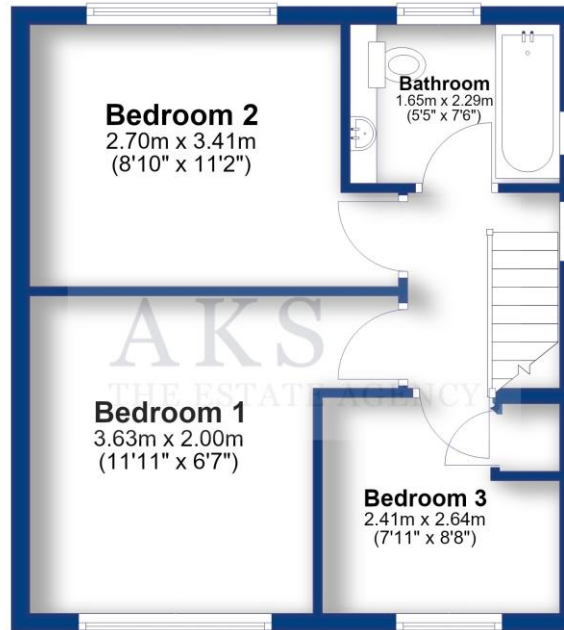
Ground Floor

Approx. 43.6 sq. metres (469.3 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.8 sq. feet)



Total area: approx. 80.9 sq. metres (871.1 sq. feet)



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ivy Close, Willington

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300+ 5 star Google Reviews



Key Features:

- QUIET CUL-DE-SAC LOCATION IN A SOUGHT AFTER VILLAGE
- 3 BEDROOM SEMI DETACHED HOME
- KITCHEN-DINER STRETCHING ACROSS THE BACK OF THE HOUSE
- GREAT SIZED GARDEN WITH PATIO AND LAWN
- GREAT TRANSPORT LINKS
- EPC RATING C



About the area:

The village of Willington is beautiful and a fantastic village for a family. There are local amenities in the centre of the village including a Co-op, Post Office, Doctors Surgery, Chip shop and several pubs on the canal. With several fields, it is a popular walkers village with easy access to the canal path, leading to Mercia Marina with independent shops, restaurants and cafes. For commuters, it's a short drive to the A38 which leads to Derby City Centre, Royal Derby Hospital and the A50. The bus service which runs through the village goes to Derby City Centre as well as Burton Town Centre.



Schools:

The local Willington Primary School feeds into John Port School in the neighbouring village of Etwall.



Don't miss out on the chance to own this incredible property!

To book a viewing
with **Jess** call
01332 30 30 30

[Click here](#) to watch
the property video



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