

The Castle Way

Willington, Derby

£275,000

CURRAN BIRDS + CO

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EXTENDED HOME WITH EXCITING POTENTIAL & GENEROUS MATURE GARDENS - A well-proportioned, traditional 1930s-style semi-detached home, set on a generous plot and offering excellent potential for modernisation, improvement, and extension (subject to the necessary planning consent). The property is situated in the highly sought-after South Derbyshire village of Willington, with its excellent local amenities and transport connections.

The accommodation briefly comprises: entrance porch, hallway, spacious lounge/dining room with open-plan access to the kitchen, extended garden room, and ground-floor shower room. Upstairs, the first-floor landing leads to three well-proportioned bedrooms and a shower room.

Externally, the property is set back from the road with a generous block-paved driveway, side passage, and workshop. A particular feature of this home is the extensive, mature rear garden, which includes a patio, a generous lawn, and well-stocked planting beds and shrubbed borders.







The Detail

Entrance is via uPVC double-glazed doors with matching side panels into a porch with tiled floor and Worcester combination boiler. A panelled, glazed, leaded door with double-glazed side lights leads to the entrance hall, featuring a staircase to the first floor, understairs storage, and access to the spacious lounge/dining room.

The lounge/dining room has a feature fireplace with wooden surround, granite hearth, and inset gas fire. A bay window faces the front, while the dining area has dual-aspect views of the rear garden and open-plan access to the kitchen.

The kitchen includes wood-edged work surfaces, tiled splashbacks, base cupboards and drawers, wall units, four-ring gas hob, built-in oven, and space for fridge and dishwasher. A window overlooks the side, and a door opens to the garden room.

The garden room features rooflights, sliding patio doors to the garden, and a side door to the passageway and workshop. It also provides access to a ground-floor wet room with WC, basin, electric shower, heated towel rail, and rear window.

Upstairs, the semi-galleried landing leads to three bedrooms and a shower room, with loft access and a side window. The primary bedroom overlooks the rear garden, while the second and third bedrooms face the front. The shower room has WC, vanity basin with storage, large shower, heated towel rail, and rear window.

Outside, a block-paved-effect driveway provides off-road parking for three vehicles. A covered side passage gives access to the workshop and rear garden.

The substantial rear garden includes a patio, extensive lawn with shaped borders, mature plants, shrubs, and trees, plus a timber shed and greenhouse. The garden is fully enclosed by timber fencing.







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The Location

Willington is a highly desirable Derbyshire village that blends countryside charm with modern convenience. Ideally positioned between Burton-on-Trent and Derby, the village offers superb transport links via the A38 and A50, as well as a local train station with direct services to Derby and Birmingham.

The village itself boasts a wide range of amenities, including a local Co-op supermarket, doctor's surgery, florist, hairdressers, a reputable primary school, and regular bus services.

Willington also falls within the catchment area for the sought-after John Port Spencer Academy, and lies just minutes from historic Repton — home to the prestigious Repton School.

Residents enjoy a warm community atmosphere, with independent cafés, riverside walks, and well-regarded pubs such as The Dragon and The Green Man. The picturesque Trent and Mersey Canal runs through the village, offering scenic walking and cycling routes, and leads to the nearby Mercia Marina — one of the UK's largest inland marinas. This vibrant leisure destination features boutique shopping, weekend markets, and a range of waterside dining options, including the popular Indian restaurant The Lotus.

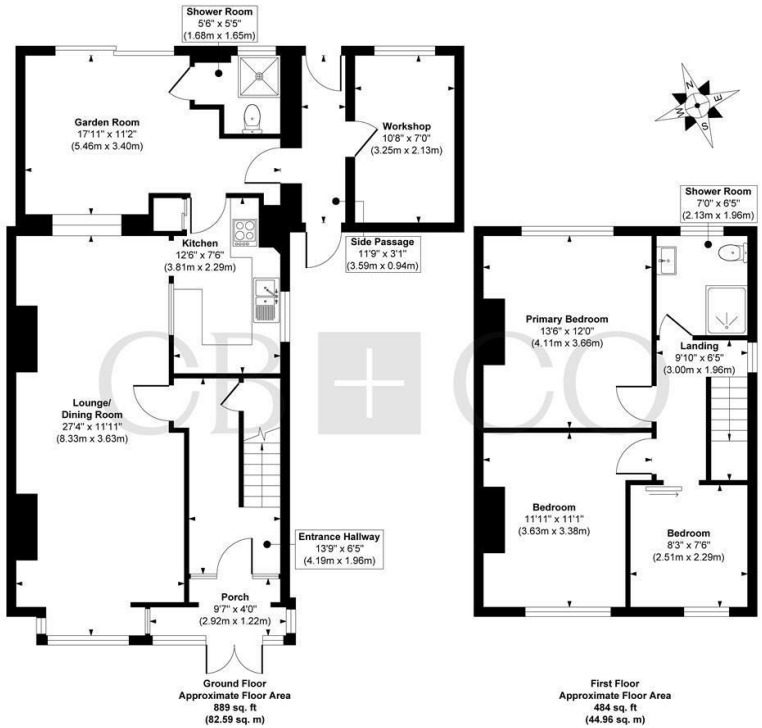
Whether you're sipping artisan coffee, enjoying countryside strolls, or commuting with ease, Willington offers a lifestyle that's both relaxed and well-connected







The Castleway, Willington, Derbyshire



Approx. Gross Internal Floor Area 1373 sq. ft / 127.55 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The *Particulars*

- Spacious 1930's Style Extended Semi-Detached Home
- Exciting Potential for Modernisation & Improvement
- Potential for Further Extension (Subject to Planning Consent)
- Gas Central Heating & Double Glazing
- Porch, Entrance Hallway, Garden Room & Ground Floor Shower Room.
- Spacious Open Plan Lounge Dining Room & Kitchen Area
- Three Bedrooms & Shower Room
- Driveway, Workshop & Extensive Mature Rear Garden
- Sought after Village Location - Excellent Access to Derby & Burton-on-Trent
- No Chain Involved

Size

Approx 1373.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

C

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Let's *Talk*

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