



Mercia Drive, Willington  
Derby, DE65 6DA

**Offers Over £250,000**

# Willington

Offers Over £250,000

3  1  2 

Welcome to Mercia Drive. This charming, well presented family home is offered for sale in the highly desirable village of Willington, within close distance of attractive local amenities, transport links including train station, and local schooling.

Approached via a driveway with neatly kept front lawn and gated side access, the internal accommodation briefly comprises of a welcoming entrance hall, leading into a cosy lounge area with ample living space for a family. This room is open with a dining area to the rear, which has French doors out to the garden, and provides access to the modern fitted kitchen with attractive lighting. Off the kitchen is an under-stair storage area, and a private study room with versatile use, currently being used as a work-at-home office space.

Upstairs is a deceptively spacious and bright landing, with access to three large bedrooms, the second bedroom with a fitted storage cupboard, and a modern fitted bathroom.

Outside to the rear is an attractive private garden with newly fitted social patio areas, low maintenance artificial lawn, a summerhouse with power, and fenced enclosure.





## Property Specification

WONDERFUL THREE BEDROOM HOME  
HIGHLY DESIRABLE LOCATION IN WILLINGTON VILLAGE  
MODERN FITTED KITCHEN  
SEPARATE STUDY ROOM  
SPACIOUS LIVING/DINING AREA

Hall 4' 2" x 3' 8" (1.26m x 1.13m)

Lounge Area 11' 1" x 10' 11" (3.39m x 3.34m)

Dining Area 12' 0" x 9' 0" (3.65m x 2.74m)

Kitchen 9' 9" x 8' 8" (2.97m x 2.65m)

Study 10' 11" x 7' 7" (3.33m x 2.31m)

Bedroom One 12' 11" x 10' 3" (3.93m x 3.12m)

Bedroom Two 10' 6" x 10' 4" (3.20m x 3.16m)

Bedroom Three 8' 8" x 7' 11" (2.64m x 2.41m)

Bathroom 8' 5" x 5' 5" (2.56m x 1.64m)

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 22nd November 2023

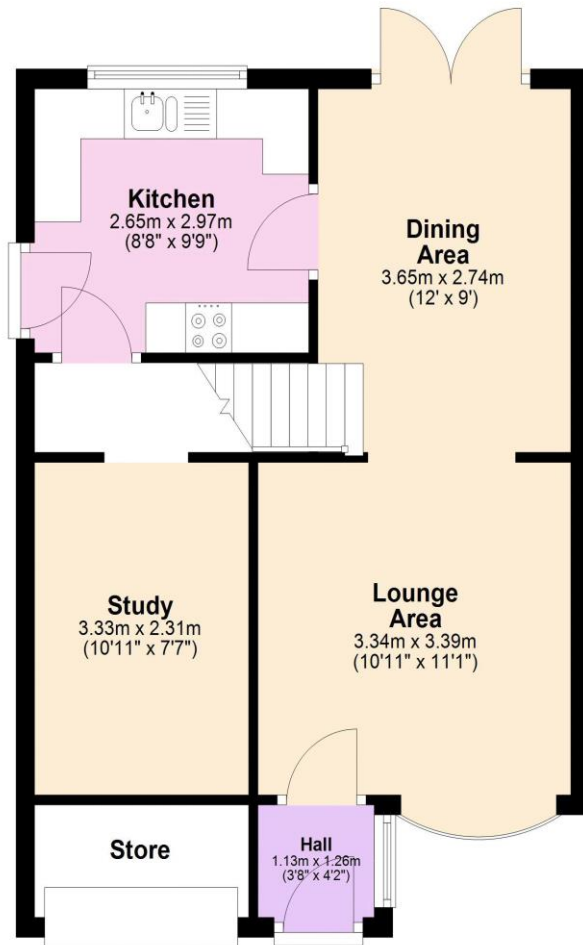
### Viewer's Note:

Services connected: Gas/electric/water/drainage  
Council tax band: B  
Tenure: Freehold  
Other Loft insulated, part boarded

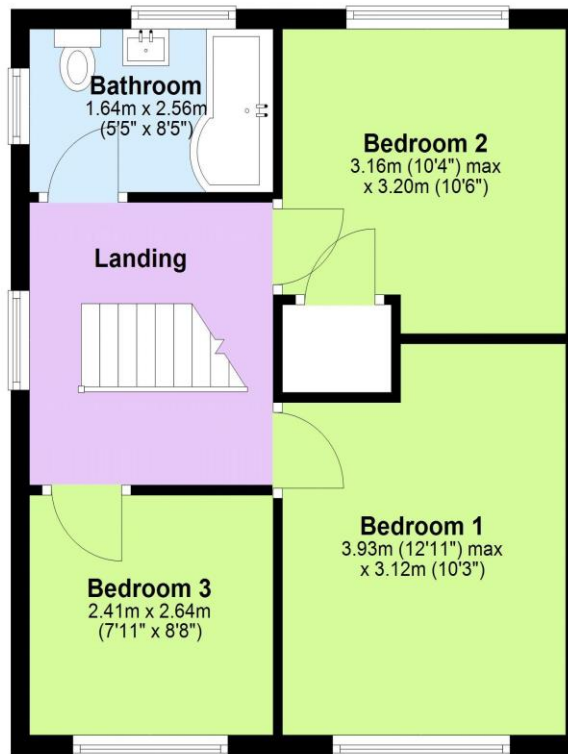
# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

## Ground Floor



## First Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

