



Hazel Lodge, Mercia Marina, Findern Lane, Willington, DE65 6DW

Enjoying a tranquil setting within the award-winning Mercia Marina is this charming Nordic Lodge in Willington, offering excellent investment potential, a tranquil setting within a secure gated community and convenient access to notable Derbyshire attractions including the Peak District National Park. The bespoke-designed site lies within picturesque countryside and was built in 2016 to offer the owners the option of either a private second home within this idyllic community, or as additional income as holiday lets. The site is well equipped with communal facilities, and lies within a short walk from the traditional village of Willington and its established village community.

The interiors comprise briefly entrance hall, contemporary open plan living and a fully fitted kitchen with integral appliances, with two bedrooms serviced by a master en suite and luxury bathroom. Outside space includes allocated parking, maintained communal gardens and a tranquil private west-facing terrace, and this fabulous lodge is an ideal opportunity for a cash buyer to acquire a

lucrative investment, or as a second residence for someone who currently resides on a barge moored at the Marina.

This popular and secure gated community is serviced by a lively community, including bingo nights, craft clubs and music groups arranged by the activities committee. For hassle-free holiday rentals, Mercia Marina offer a management service, there are onsite cleaners and a holidaymakers can enjoy free bicycle hire, BBQ areas, a playground and scenic nature walks around the site. There are also electric vehicle charger points and the Marina has its own Wifi connectivity.

It is to be noted that Hazel Lodge can only be stayed in by the owner for 6 months of the year, although if you own and moor a boat on Mercia Marina you are permitted to stay in the lodge for 11 months of the year. The site is closed for one month of the year from 14th January to 14th February. Whilst the lodge cannot be purchased using a mortgage, you are able to purchase through alternative finance/loan options. The Lodge cannot be a fixed postal address for any resident.

The idyllic Derbyshire village of Willington is a desirable location benefitting from a welcoming community, superb amenities and excellent connections to local commuter routes. This popular village is home to an array of shops, a Co-Op, a pharmacy, pubs and eateries, all of which lie within a healthy canal-side walk from Mercia Marina. The village is local to the Willington Wetlands nature reserve where there are walking routes and a visitors centre to accompany a colony of beavers which were introduced into the reserve in 2021.

- Detached Nordic Lodge
- Tranquil Setting at Mercia Marina
- Ideal Second Home/Holiday Rental
- 3+ Years Pinelog Warranty
- Contemporary Open Plan Living
- Kitchen with Integral Appliances

A rail station in Willington provides direct links to Derby, Nottingham and Birmingham, East Midlands International airport is a convenient 20 minute drive away and the property lies close to the A38 and A50, giving swift access to local commercial shopping centres including Derby and Birmingham. Within a short drive the market town of Ashbourne and the Peak District National Park can be reached, and the area is ideally placed for National Trust locations including Sudbury Hall, Calke Abbey and Kedleston Hall.

- Two Double Bedrooms
- En Suite & Luxury Bathroom
- Allocated Parking
- Private West Facing Terrace
- Maintained Communal Grounds
- Peaceful Setting in Gated Community



Steps rise to a deck terrace leading to the front door, which opens into:

Entrance Hall

There are two fitted storage cupboards and the entryway opens through to:

Open Plan Dining & Living Kitchen 5.8 x 5.07m (approx. 19'0 x 16'7)

A beautifully presented living space having a fully fitted kitchen, formal dining area and spacious sitting room. The **Kitchen** comprises a range of modern wall and base units housing an inset one and a half sink and a range of integral appliances including slimline dishwasher, double oven, gas hob with extractor, washing machine and microwave, with tiled flooring to the kitchen area and a window to the side overlooking the peaceful surroundings. Twin sets of double doors open out from the living and dining areas to a private west-facing deck, and there is a further window to the opposite side. This space features impressive vaulted ceilings and a hearth with tiled surround has been fitted to allow for the installation of a wood burning stove

A door from the entryway leads into the **Inner Hall**, having a useful fitted **Airing Cupboard** housing the wall mounted boiler and doors into:

Master Bedroom 4.43 x 2.86m (approx. 14'6 x 9'4)

A spacious principal bedroom having window to the side and private use of:

En Suite 2.44 x 1.21m (approx. 8'0 x 3'11)

Comprising a modern suite having wash basin set to vanity unit, WC and double shower, with tiled splash backs, a chrome heated towel rail and an obscured window to the side

Bedroom Two 3.52 x 2.85m (approx. 11'6 x 9'4)

Another good sized double bedroom having window to the side aspect

Luxury Bathroom 2.68 x 2.23m (approx. 8'9 x 7'3)

This generous bathroom comprises a contemporary suite having wash basin set to vanity unit, WC, oversized bathtub and separate shower, with tiled flooring, a chrome heated towel rail and an obscured window

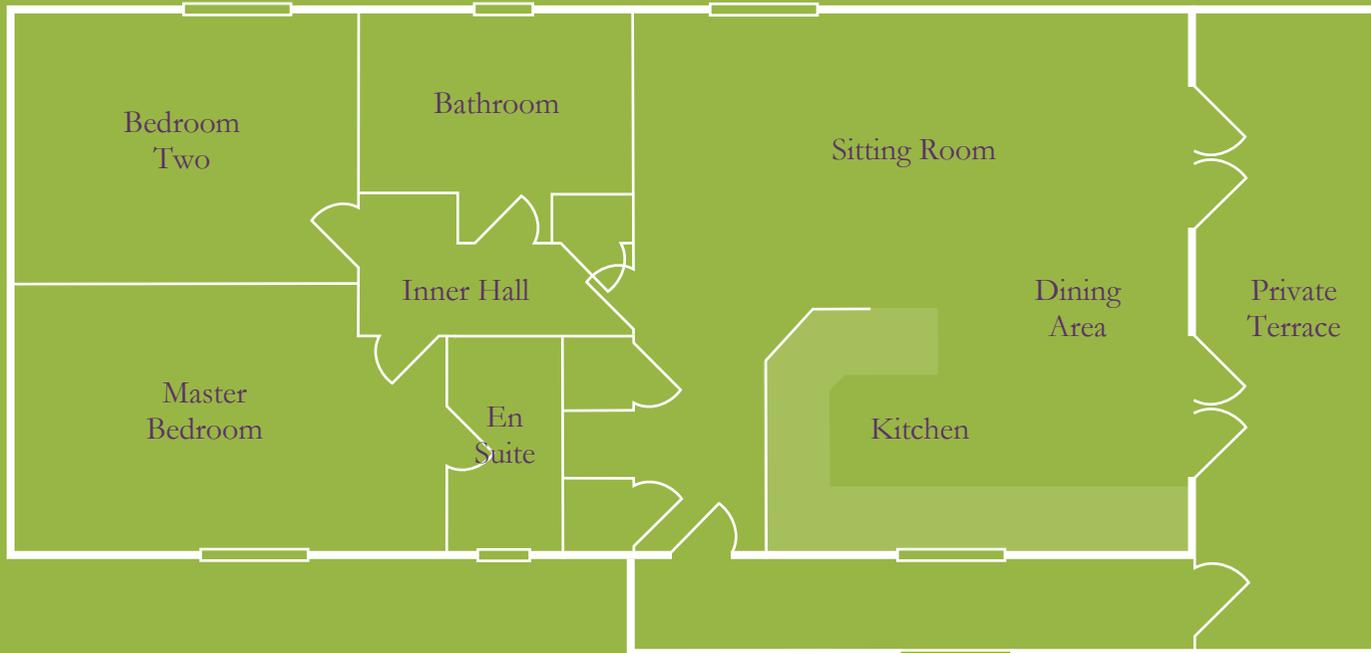




Outside

Secure fob operated electric gates open into the site, where tarmac roads lead between the lodges and to **Two Allocated Parking Spaces** to the fore of Hazel Lodge. A pathway leads between mature and beautifully maintained grounds, and steps rise to the veranda which leads to the entrance door. A gate opens into the **Terrace** to the front aspect, which enjoys privacy from mature garden below and a sunny westerly aspect

Mercia Marina



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.