



4 Willowbrook, Derrington

£525,000 Freehold



Four generous double bedrooms, including a spacious principal suite with ensuite. • Stunning open-plan living and dining room – the social heart of the home. • Beautifully maintained rear garden with lawns, patio areas and mature planting. • Versatile ground floor study ideal for home working or flexible family living. • Peaceful Derrington location with countryside walks and excellent links to Stafford and Eccleshall.



Tucked away in the leafy embrace of Derrington, 4 Willowbrook is a home where family life can truly put down roots. With four double bedrooms, two bathrooms, generous reception space and a garden that practically blooms with possibility, this charming home is ready to let your next chapter flourish.

Step through the front door into a front porch before you're welcomed into a bright and inviting entrance hall, where tiled flooring and a solid wood staircase create a warm first impression. From here, the home branches beautifully into the various reception rooms and convenient ground floor WC. The kitchen is a delight, a wonderfully practical space dressed in soft cream cabinetry with complementary worktops, integrated appliances including fridge and dishwasher and a sociable breakfast bar perfect for morning coffees or a quick catch-up over croissants. Just next door, the utility room keeps household life neatly trimmed, offering matching cabinetry, an integrated fridge/freezer, gas combi boiler, washing machine and direct access out to the garden. At the heart of the home lies the wonderfully open living and dining room. Flowing effortlessly from both the entrance hall and kitchen, it's a space designed for entertaining, unwinding and gathering together. The living area offers plush carpeting, a striking exposed brick feature wall housing an open fireplace and sliding doors that open out onto the garden, allowing the outdoors to spill gently in. The dining area continues the cosy feel, with soft carpeting and lovely garden views providing the perfect backdrop for family dinners and seasonal celebrations alike. Also on the ground floor sits a versatile study, currently used as a home office, though equally suited as a playroom, snug, hobby room or peaceful reading retreat depending on how your lifestyle grows. A working burglar alarm keeps the ground floor safe and secure.

Upstairs, the first floor continues to blossom with four generous double bedrooms and two bathrooms. The spacious landing currently hosts a cosy seating area, though it could easily become an excellent study nook or additional workspace. The principal bedroom is a wonderfully spacious sanctuary, complete with built-in wardrobes, tranquil rear rural views and a private ensuite featuring a shower, WC and sink. The remaining three bedrooms are all comfortable doubles, while bedrooms two and three also benefit from built-in wardrobes for added practicality. Completing the first floor is the family bathroom, featuring a full bath, WC and sink nestled within a charming wood-effect vanity unit, the perfect place to soak away the day. The first floor also allows access to an airing cupboard and an insulated loft through a hatch and drop down ladder.

Outside is where Willowbrook truly comes into bloom. The beautifully maintained south-facing rear garden offers a generous lawn framed by an array of shrubs, plants and mature trees, alongside garden beds ready for green-fingered creativity. Multiple patio areas provide idyllic spots for alfresco dining, summer gatherings or simply enjoying the peaceful surroundings with a cup of tea beneath the trees. A shed provides storage advantages, while to the front, a driveway and double garage ensure parking is always effortless, with access available both from the front and conveniently through the garden.

Situated in the peaceful village of Derrington on a private road, Lane End (4 Willowbrook) enjoys countryside walks right on the doorstep while remaining wonderfully connected to the amenities, schools and transport links of nearby Stafford and Eccleshall, offering the perfect balance of rural calm and everyday convenience.



Spacious 4-bed, 2-bath home in Derrington with large garden, open-plan living, study, double garage and driveway. Close to countryside walks, schools and amenities. Perfect for families. Council Tax band: F

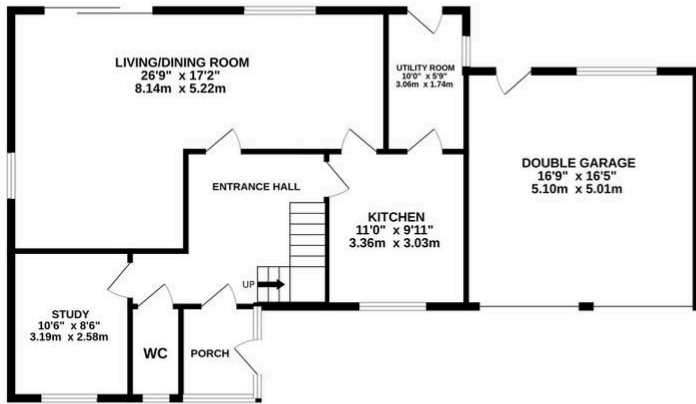
Tenure: Freehold

EPC Energy Efficiency Rating:

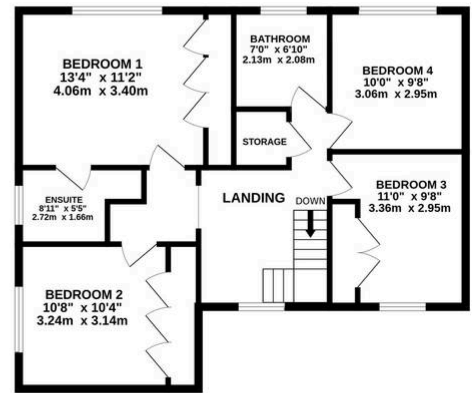
EPC Environmental Impact Rating:



GROUND FLOOR
1073 sq.ft. (99.7 sq.m.) approx.



1ST FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 1818 sq.ft. (168.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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