

# Fletcher & Company

4 Avocet Drive, Willington, Derby, DE65 6RF

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Offers Around £350,000

Freehold

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- Quiet Residential Location
- Superbly Presented
- Landscaped Plot
- Guest Cloakroom & WC
- Good Size Lounge
- Open Plan Dining Kitchen
- Three Bedrooms, Principle with En-Suite plus Bathroom
- Excellent Range of Amenities
- Close to Excellent Transport Links
- Viewing Highly Recommended







## Summary

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A recently constructed, superbly presented, modern, three bedroom, detached residence occupying a quiet location in the highly desirable village of Willington. Ideal for a family, this fabulous property occupies a good sized plot which has been further enhanced by the current vendors to create a larger driveway to the front, and extended garden to the side. This provides excellent parking facilities. To the rear of the property is a partially walled, landscape garden featuring artificial lawn, extensive stone patio, sleeper edged borders containing plants and shrubs and feature decked seating/entertaining area with timber framed pergola all bounded by timber fencing and walling. There is also a pedestrian gate to the driveway.

Internally, the property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, dual aspect lounge, open plan dining kitchen, principle bedroom with en-suite shower room, two further bedrooms and the bathroom.

# F&C

## The Location

Willington village is highly desirable due to its excellent facilities including primary school, train station, cafes/pubs and restaurants, green spaces and pleasant walks along with the Trent and Mersey canal. There is also convenient access to the A38 and A50. The property is also within easy reach of Derby, Nottingham and Burton on Trent.

## Accommodation

### Ground Floor

#### Entrance Hall

15'1" x 6'0" (4.60 x 1.83)

A panelled entrance door provides access to hallway with central heating radiator, wood effect flooring and staircase to first floor.

#### Fitted Guest Cloakroom

5'11" x 2'11" (1.82 x 0.90)

Appointed with a low flush WC, wash handbasin, central heating radiator and double glazed window to rear.

#### Lounge

18'3" x 10'1" (5.57 x 3.08)

A dual aspect room offering plenty of light with double glazed window to front, double glazed French doors to rear and central heating radiator.



## Dining Kitchen

18'4" x 9'6" (5.60 x 2.90)



## Dining Area

A good sized area with central heating radiator and double glazed windows to side and front.





### **Kitchen Area**

Comprising wood grain effect worktops with matching upstands, inset stainless steel sink unit with mixer tap, gloss finish base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over and built-in oven beneath, appliance space suitable for fridge freezer, washing machine and dishwasher, double glazed window to side and panelled and double glazed door to garden.



### **First Floor Landing**

11'11" x 6'4" (3.64 x 1.95)

A semi-galleried landing with feature balustrade, central heating radiator, storage cupboard and double glazed window to rear.

### **Bedroom One**

18'4" x 10'4" (5.60 x 3.17)

With central heating radiator, double glazed window to front and door to en-suite.



### **En-Suite Shower Room**

7'2" x 3'10" (2.20 x 1.18)

Appointed with a low flush WC, half pedestal wash handbasin, double shower cubicle, central heating radiator and double glazed window to side.



### Bedroom Two

10'6" x 8'2" (3.21 x 2.51)

Having a central heating radiator and double glazed windows to side and front.



### Bedroom Three

9'1" x 7'6" (2.77 x 2.31)

With central heating radiator and double glazed window to side.



## **Bathroom**

7'2" x 6'0" (2.20 x 1.85)

Appointed with a low flush WC, pedestal wash handbasin, panelled bath, central heating radiator and double glazed window to rear.





## Outside

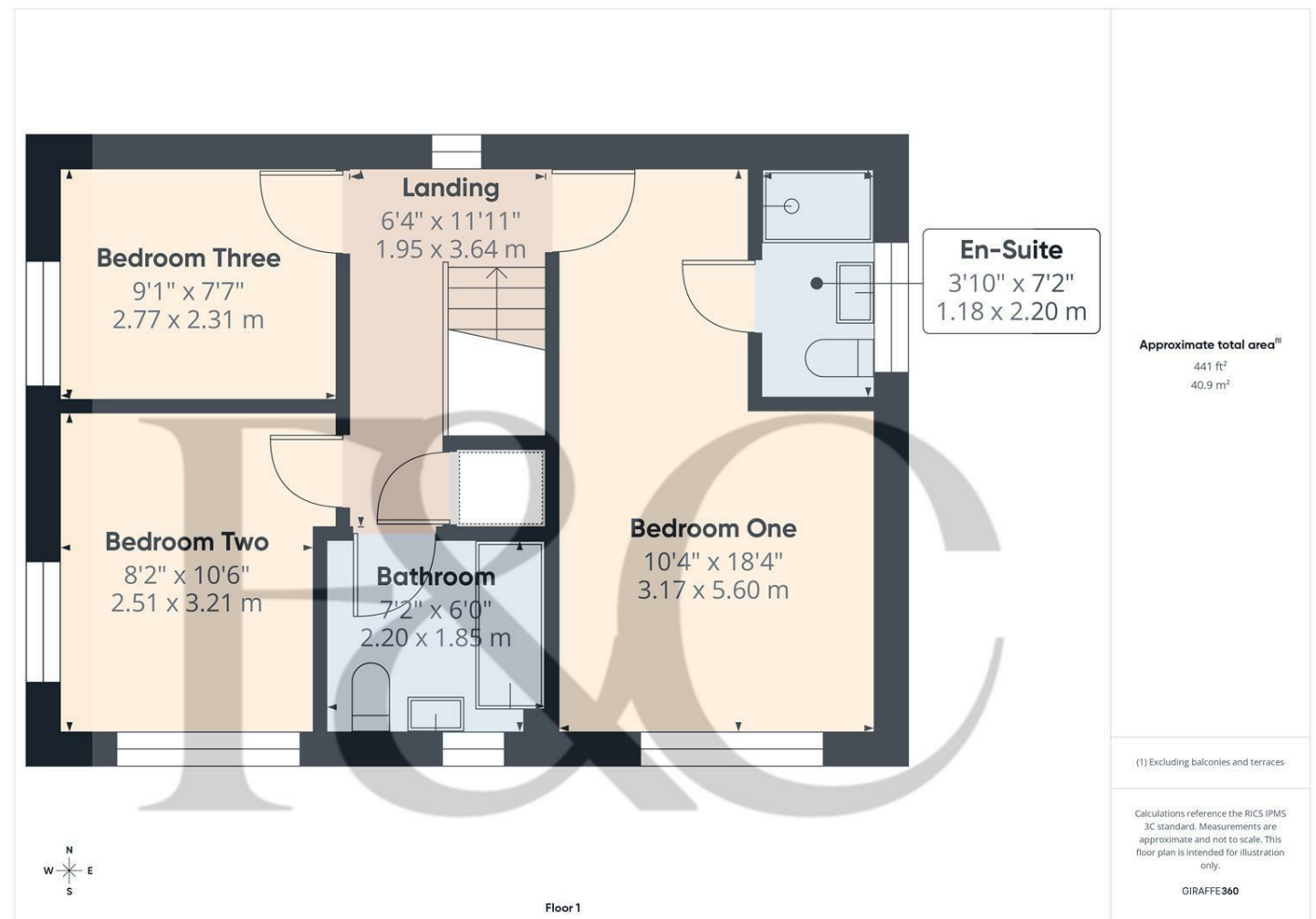
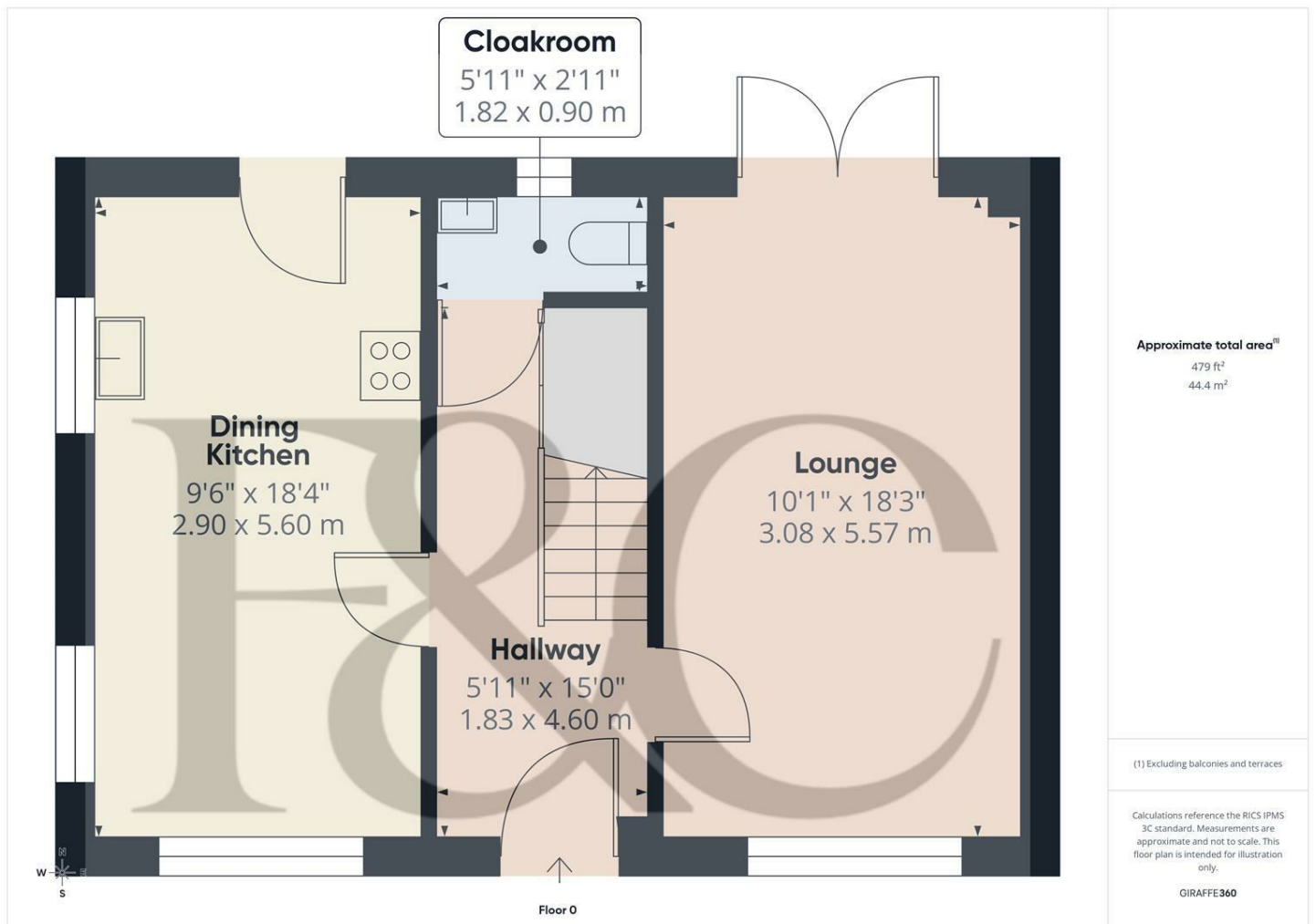
The property benefits from a driveway to the side and has the addition of a block paved driveway to the front, thus providing excellent parking facilities. To the rear of the property is a greatly improved garden which is partially walled and timber fenced with an extensive stone terrace/patio, artificial lawn, raised decked seating area, which sits beneath a pergola and sleeper edged borders containing plants and shrubs.



Council Tax Band D











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4 Avocet Drive  
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Council Tax Band: D  
Tenure: Freehold



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	