4 Bed House - Detached

19 Bunting Way
Willington
DE65 6QX

£1,995 Per Month

Fletcher
& Company

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• Available Immediately - Skillfully Extended Detached House • Entrance Hall & Lounge • Open Plan Kitchen & Dining Room • Utility Room, Second Kitchen & Cloakroom/Wc • Generous Garden Room With Bi Folding Doors • Four Bedrooms - Master Bedroom With En-Suite • Family Bathroom • Driveway To The Front For Two Vehicles • Landscaped Garden With Open Aspect • Easy Access To A38, A50 And M1

Available Immediately - Landscaped Garden With Open Aspect - This splendid property boasts a generous 1,400 square feet of living space, thoughtfully designed to cater to contemporary family life.

Upon entering, you will find an entrance hall, Lounge flowing into an open plan Dining Kitchen which in turn opens to what is undoubtedly a fabulous, full-width garden room, featuring bi-folding doors that seamlessly connect the indoor and outdoor spaces, allowing natural light to flood the area and provide a picturesque view of the delightful garden.

There is a utility room, cloakroom/Wc and a real feature is the second, comprehensively fitted, Kitchen

The property comprises four well-proportioned bedrooms, offering ample space for family members or guests. Family bathroom and an en suite to Bedroom One

The south westerly facing rear garden is a true highlight, designed for low maintenance while providing an open aspect that enhances the sense of space and tranquillity. It is an ideal setting for outdoor gatherings or simply enjoying the sunshine.

Additionally, the property has a driveway and storage area to the front.

The house is positioned in sought after Willington, within easy reach of local amenities and connection with the A38, A50 and M1.

The Location

Willington is a highly sought after village due to its convenient location close to the A38 and within easy reach of both Burton-on-Trent and Derby and is in the noted John Port Secondary School catchment area. Also within easy reach of the A50 and M1.

The village itself offers a comprehensive range of amenities including Doctors surgery, small supermarket, florist, hairdressers, reputable Primary School, train station, regular bus services and pleasant village inns including 'The Dragon' with its canal side position on the Trent and Mersey Canal.

For those who enjoy outdoor pursuits the nearby open countryside provides some delightful scenery and country and canal side walks leading to the beautiful Mercia Marina.

Accommodation

Ground Floor

Entrance Hall
4'8" x 4'7" (1.43 x 1.41)
Having a composite entrance door with twin double glazed windows with frosted glass. There is a central heating radiator and stairs lead off to the first floor.

Lounge
15'8" x 10'11" (4.80 x 3.34)
Having a double glazed window to the front and the central heating radiator. The lounge opens to the dining kitchen.

Dining Kitchen
18'3" x 10'2" (5.57 x 3.11)

Dining Area
With a central heating radiator and opening to the garden room.

Kitchen
Comprehensively fitted with a range of modern, high gloss base cupboards, drawers and eye level units with a complementary work surface over incorporating a stainless steel one and a half bowl sink drainer unit with mixer tap. Integrated appliances include a double electric oven, a gas hob, a stainless steel extractor hood with light, dishwasher, a refrigerator and freezer. There is quality Italian tiling to the floor and a built-in understairs pantry provides excellent storage space.

Garden Room
21'0" x 11'9" (6.41 x 3.60)
The kitchen/dining room opens to the extended garden room with a quality tiled floor, double glazed windows to the side and double glazed bi folding doors provide access to and views of the rear garden and patio. Having inset spotlighting to the ceiling.

Utility Room
6'11" x 5'2" (2.13 x 1.59)
Having a quartz effect roll top work surface with plumbing for an automatic washing machine and space for a tumble dryer. There is a wall mounted boiler (serving domestic hot water and central heating system). Having a UPVC double glazed door to the side providing access and an Italian wood grain effect tiled floor continuing through from the kitchen.

Second Kitchen
8'8" x 7'11" (2.65 x 2.42)
Comprehensively fitted with a range of modern, high gloss base cupboards, drawers and eye level units and fitted storage cupboards/larder units with space for a fridge/freezer and a quartz effect work surface over. Having a central heating radiator, quality Italian tiled floor continuing through from the utility room and a central heating radiator.

Cloakroom/WC
5'2" x 2'11" (1.59 x 0.89)
Appointed with a two piece white suite comprising a wall mounted wash handbasin with tiling to the splashback and a low flush WC. There is quality wood grain effect tile flooring and a central heating radiator.

On the First Floor

Landing
6'9" x 6'5" (2.08 x 1.97)
Having access to the roof space and a built-in storage cupboard.

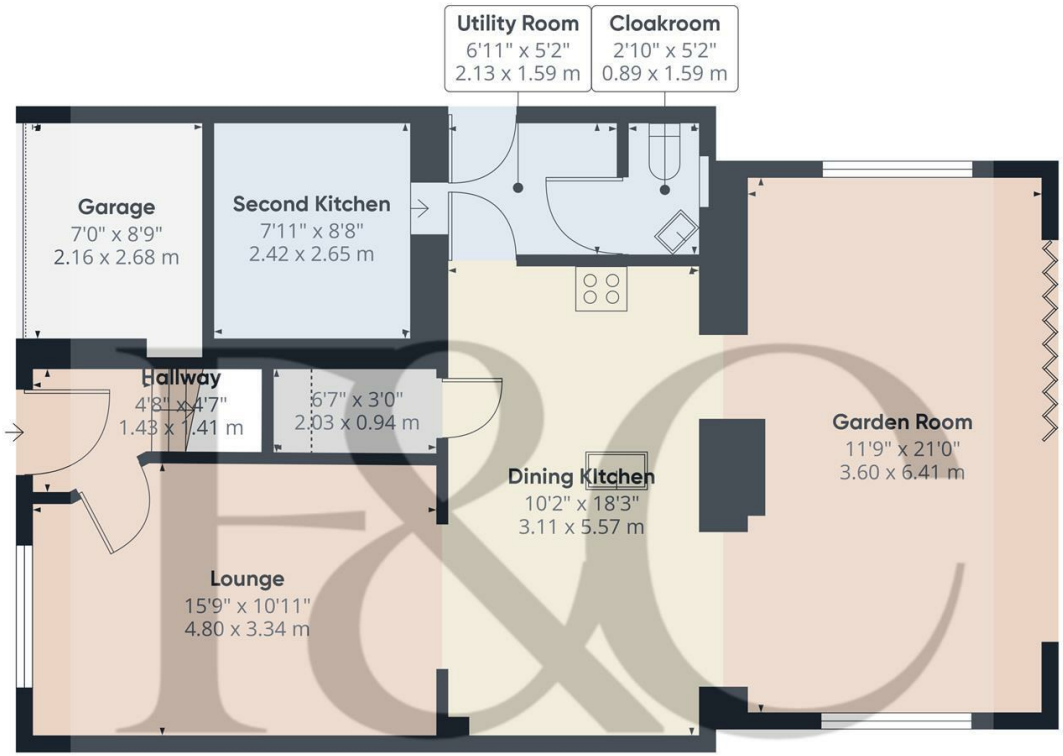
Bedroom One
11'0" x 10'4" (3.36 x 3.16)
With a double fitted wardrobe with sliding doors and mirrored fronts providing excellent hanging and storage space. There is an additional built-in cupboard, a central heating radiator and a UPVC double glazed window to the front.

En-Suite
6'0" x 4'10" (1.85 x 1.49)
Appointed with a three piece white suite comprising corner shower cubicle with mains fed shower over and glass shower doors, a low flush WC and pedestal wash handbasin with tiling to all splashback areas. There is a wall mounted chrome heated towel rail, a wall mounted bathroom mirror, wood grain effect flooring, an extractor fan and a UPVC double glazed window with frosted glass.

Bedroom Two
12'4" x 9'5" (3.78 x 2.89)
Appointed with a fitted double wardrobe with sliding doors and mirrored fronts which provides excellent hanging and storage space. There is a central heating radiator and a UPVC double glazed window to the front elevation.

Bedroom Three
9'6" x 9'4" (2.90 x 2.87)
Having a central heating radiator and a UPVC double glazed window overlooking the rear garden and countryside beyond.

Bedroom Four
9'5" x 7'3" (2.89 x 2.22)
Currently used as an office and having a radiator and a UPVC double glazed window.



Approximate total area(1)
857.77 ft²
79.69 m²

Reduced headroom
4.53 ft²
0.42 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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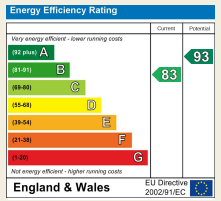

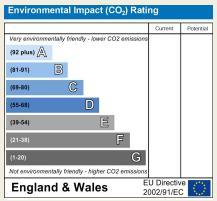

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