

# Bunting Way

Willington, Derby, DE65 6QX

John German



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£575,000



Enjoying wonderful views is this superb detached family home standing on a choice plot with a large drive, double garage and good sized rear garden along with three reception rooms, spacious kitchen/diner, 4 good sized bedrooms with en suite to the master, all set in a desirable village location.

Situated on a popular modern development handy for the heart of Willington that is well served by a primary school, train station, Co-Op store, popular pubs and canalside walks. It is also conveniently placed for the A38 and A50 putting the nearby centres of Derby, Nottingham, Burton and Lichfield all in easy reach. Nearby Mercia Marina offers a further selection of shops, restaurants and cafes.

This beautifully presented family home is ready to move into and is set behind an expansive driveway providing plenty of parking giving access to the double garage.

The front entrance door opens into a welcoming reception hall having stairs to the first floor. The lounge enjoys a lovely dual aspect including window to the front and French doors out to the rear garden. Across the hall is a spacious ground floor home office/family room which could also be utilised as a fifth bedroom if required. This room is also dual aspect having windows to the front and rear.

The spacious dining kitchen is equipped with a range of high gloss units and complementary worktops extending into a breakfast bar. Integrated appliances include a double oven, hob and extractor hood along with space for further appliances. There are spotlights to the ceiling and from the dining area there is access to the third reception room which has a high vaulted ceiling, picture windows overlooking the rear garden and bi-fold doors opening to the rear terrace, perfect for entertaining.

Also off the kitchen is a useful utility room having additional appliance space, fitted units and a door to the side.

Completing the ground floor is the guest's cloakroom having a wash hand basin and WC.

On the first floor the spacious master bedroom has the benefit of its own en suite having a white three piece suite and modern tiling.

The second and third bedrooms are also good sized rooms and bedroom four is currently used as a study. These are served by the bathroom having a suite including panel bath with shower over, pedestal wash hand basin and WC plus partial tiled walls.

The rear garden is a lovely outdoor space having a block paved terrace, pergola and shaped lawn, enjoying a wonderful outlook across fields. There is also a useful paved side area with a useful door into the garage.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive (shared access) and double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/29012025

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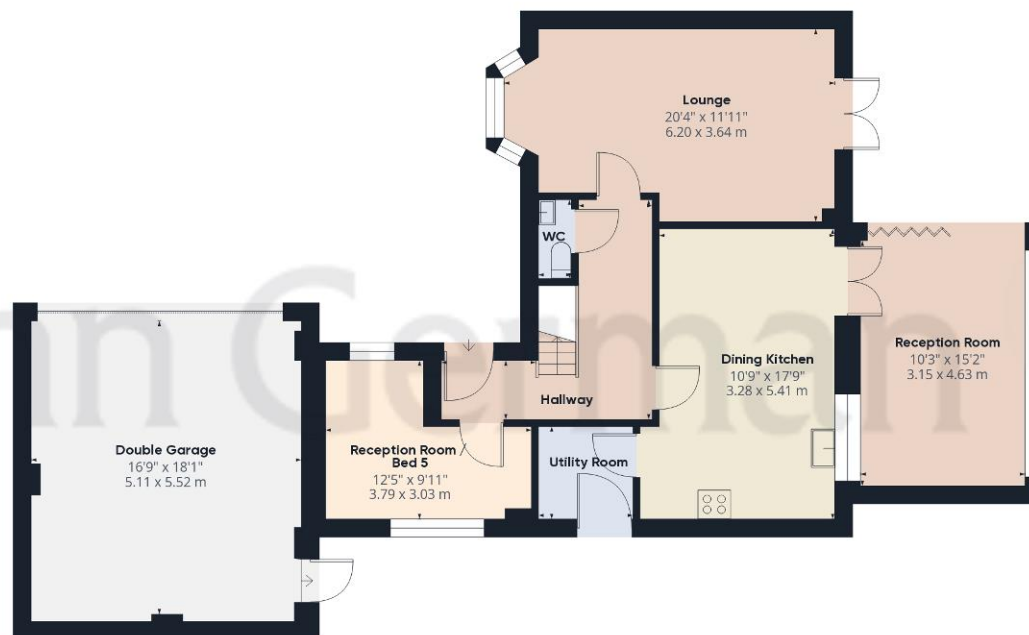


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Ground Floor

**Approximate total area<sup>(1)</sup>**

1788.86 ft<sup>2</sup>

166.19 m<sup>2</sup>

**Reduced headroom**

0.29 ft<sup>2</sup>

0.03 m<sup>2</sup>

(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.

**GIRAFFE360**



Floor 1





## Agents' Notes

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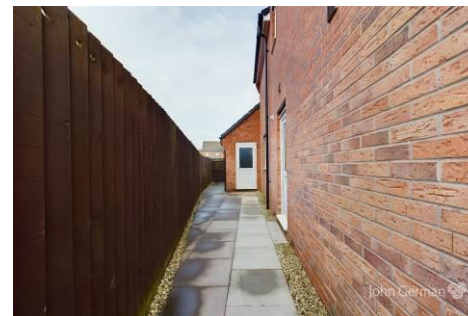
## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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