

# Bittern View, Willington

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Offers in excess of  
**£600,000**



This property at a glance:



2



5



4



7



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## Sam says:

"I loved this house as soon as I pulled up! The location is great, situated in a cul-de-sac in the popular village of Willington. Not only is the interior immaculate, but the garden has been beautifully landscaped too. As soon as you walk into the hallway there's a feeling of space. The kitchen, dining, living area is stunning and flows out onto the garden patio through bi-fold doors bringing the outdoors in. Also downstairs there is a lounge which runs front to back of the property with a window to the front and patio doors to the back allowing natural light to flow. There is a further reception room which is currently being used as an office, there is access to the garage from here too. There is a utility room and WC to the ground floor. Upstairs, again there is a sense of light and space as soon as you get to the landing. Bedroom one is just fantastic, having space for wardrobes and even a sitting area if you wish! It also benefits from an en-suite shower room. There is a further double bedroom with an en-suite, two more double bedrooms and one larger than average single bedroom being used as walk in wardrobes. Even the family bathroom is spacious and benefits from having a separate shower and bath. Outside to the front there is driveway parking for at least five cars and the back garden has been so thoughtfully landscaped, it is beautiful! This property really needs to be seen to appreciate what an amazing family home it makes!"



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**Did you spot...**

The beautiful, modern four-piece family bathroom?



## A message from the seller:

*"Our first feeling when we moved in was how naturally bright, spacious and warm the house was and that feeling stayed ever since. We really enjoy socialising with family and friends in our open kitchen-dining area, and in our lovely south-facing garden with the opened bi-fold door bringing the inside out. A great house for entertaining! We also like walking by the nearby canal after work; a walk that often ends up with great food at one of the local pubs, stopping by the local grocery for some milk on the way back. Travelling to London and back on the same day is also one of our guilty pleasures. Thanks to next door Willington train station! We have no doubt you will love it here as much as we do!"*



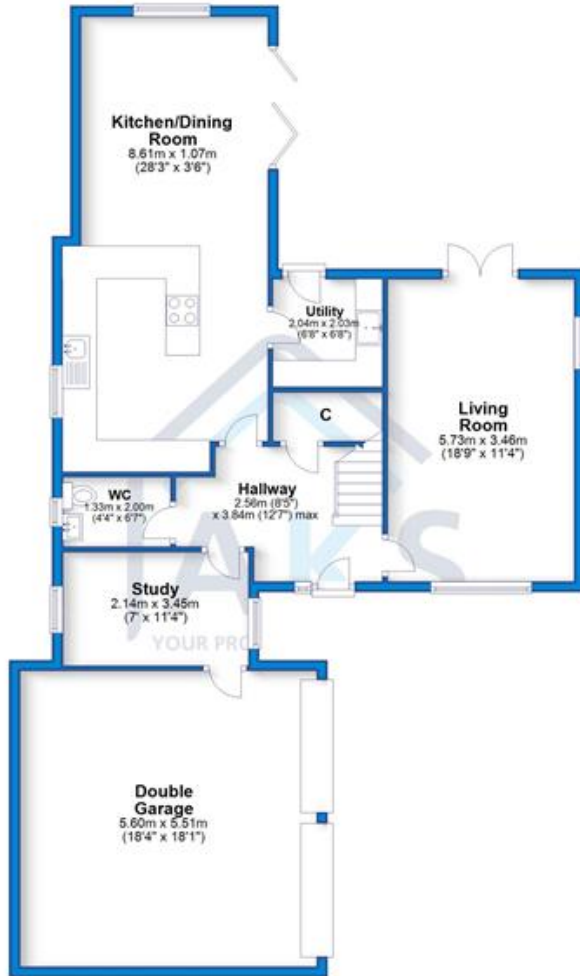


# Floor Plan

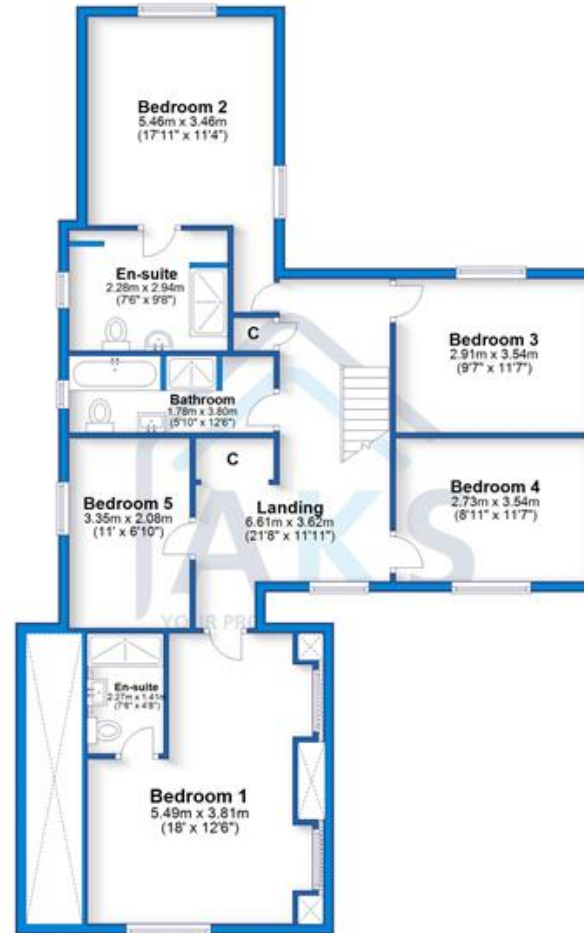


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**Ground Floor**  
Approx. 108.5 sq. metres (1167.5 sq. feet)



**First Floor**  
Approx. 106.3 sq. metres (1144.4 sq. feet)



Total area: approx. 214.8 sq. metres (2311.9 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		103   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



200+ 5 star Google Reviews



## Key Features:

- NO UPWARD CHAIN
- FULLY DETACHED MODERN FAMILY HOME
- FANTASTIC CUL DE SAC LOCATION
- LANDSCAPED SOUTH-FACING GARDEN
- BEAUTIFULLY PRESENTED AND UPGRADED THROUGHOUT
- FOUR DOUBLE BEDROOMS AND ONE LARGER THAN AVERAGE SINGLE
- FOUR BATHROOMS WITH TWO EN-SUITES
- DOUBLE GARAGE WITH ELECTRIC DOORS AND LARGE DRIVEWAY
- UTILITY ROOM



## About the area:

The village of Willington is beautiful and a fantastic village for a family. There are local amenities in the centre of the village including a Co-op, Post Office, Doctors Surgery, Chip shop and several pubs on the canal. With several fields, it is a popular walkers village with easy access to the canal path, leading to Mercia Marina with independent shops, restaurants and cafes. For commuters, it's a short drive to the A38 which leads to Derby City Centre, Royal Derby Hospital and the A50. The bus service which runs through the village goes to Derby City Centre as well as Burton Town Centre.



## Schools:

The local Willington Primary School feeds into John Port School in the neighbouring village of Etwall.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call  
**01332 30 30 30**

Click [here](#) to watch the property video

