

Fletcher & Company

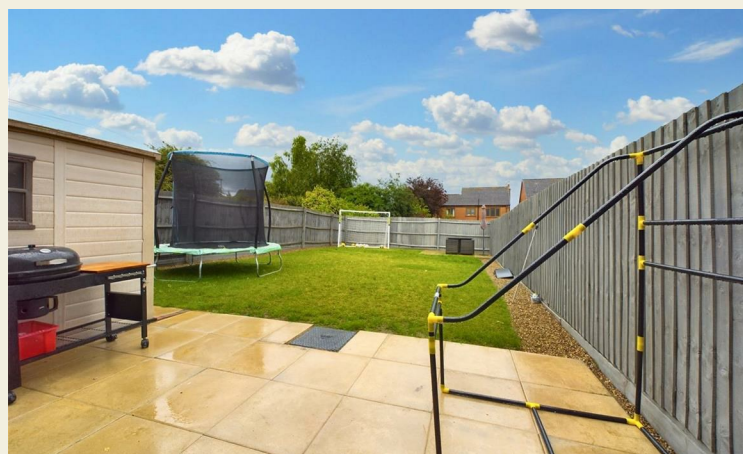
8 Avocet Drive, Willington, Derby, DE65 6RF

£249,950

Freehold



- Modern Semi Detached Home
- Sought After Cul De Sac Location
- Entrance Hall, Fitted Guest Cloakroom
- Lounge
- Dining Kitchen
- Master Bedroom with En-Suite Shower Room
- Two Further Bedrooms & Bathroom
- Tandem Driveway
- Good Size Garden With Lawn & Patios
- Viewing Highly Recommended





Summary

Modern three bedroom semi-detached residence occupying a cul de sac position in the popular village of Willington.

The accommodation briefly comprises entrance hall, lounge, dining kitchen overlooking the rear garden, fitted guest cloakroom master bedroom with en-suite shower room, two further bedrooms and family bathroom.

The property benefits from a tandem driveway to side providing parking for two vehicles, gated access leading to the good size rear garden mainly laid to lawn with patio areas and garden shed.

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The Location

Accommodation

Ground Floor

Entrance Hall

Panelled double glazed entrance door provides access into the hallway with central heating radiator, staircase to the first floor and panelled door to the lounge.



Lounge

Having uPVC double glazed window to front, central heating radiator, under-stairs storage cupboard, door leading to the dining kitchen.



Dining Kitchen

Fitted with a contemporary range of base cupboards and drawers, inset four plate gas hob with extractor hood over and built-in oven and beneath, stone effect preparation surface and matching upstands, inset ceramic sink unit with mixer tap, appliance spaces suitable for a fridge/freezer, dishwasher and washing machine, central heating radiator, door leading to guest cloakroom, uPVC double glazed window to rear and French doors opening onto the rear garden.



Fitted Guest Cloakroom

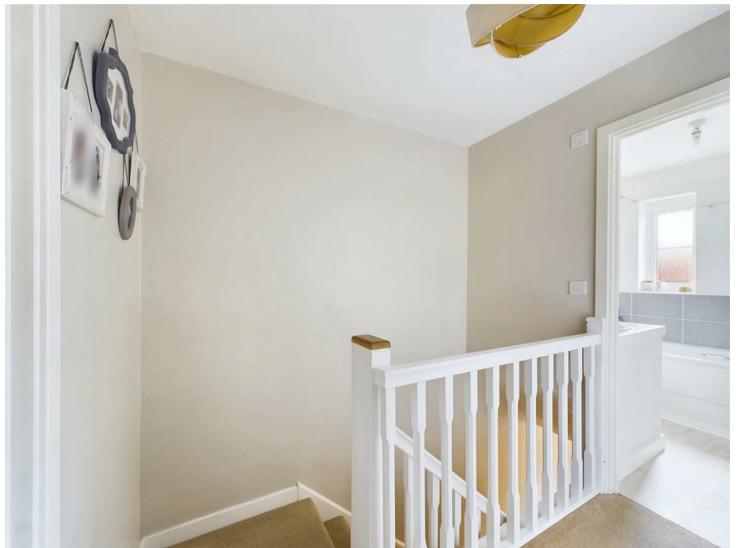
Fitted with two piece suite comprising low flush WC, wash handbasin and central heating radiator.



First Floor

Landing

Semi-galleried landing with access to loft space and doors to three bedrooms and bathroom.



Master Bedroom

Having uPVC double glazed window to the front, central heating radiator, fitted storage cupboard with shelving and door to the en-suite shower room.



Bathroom

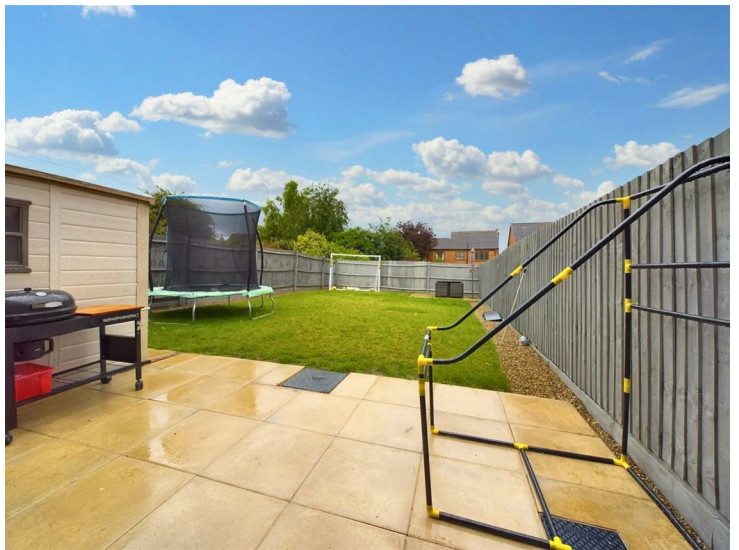
Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin, bath, central heating radiator and uPVC double glazed window to the front.



Outside

To the side of the property is a tandem driveway providing off road parking for two vehicles.

A real feature of this property is the generous size of the rear garden, which is mainly laid to lawn with patio areas and good size garden shed and side access leading to driveway.



Council Tax Band B - South Derbyshire



Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 96 |
| (81-91) B | 82 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales

EU Directive
2002/91/EC



Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

8 Avocet Drive
Willington
Derby
DE65 6RF

Council Tax Band:
Tenure: Freehold

