

# Fletcher & Company

35 Georgia Avenue, Willington, Derby, DE65 6RB

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Offers In Excess Of £400,000

Freehold

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- Double Glazed & Gas Central Heated
- Entrance Hall & Fitted Guest Cloakroom
- Lounge
- Open Plan Dining Kitchen
- Principle Bedroom with En-Suite Shower Room
- Three Further Bedrooms & Bathroom
- Private Enclosed Rear Garden
- Good Sized Driveway
- Detached Garage
- Excellent Range of Amenities in the Village







## Summary

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A superbly presented, modern, four bedroom, detached residence, occupying a quiet cul-de-sac location in the popular village of Willington.

This is a modern, four bedroom, detached residence occupying a quiet cul-de-sac location in the popular village of Willington. The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge, open plan living kitchen with dining area and integrated kitchen. The first floor landing leads to a principle bedroom with en-suite shower room, three further bedrooms and well-appointed bathroom. The property benefits from a driveway and a detached garage and a private enclosed rear garden.

# F&C

## The Location

Willington is a popular village located close to an excellent range of amenities including a highly regarded primary school, train station, selection of shops, cafes and pubs and fabulous canal sidewalks. Nearby Mercia Marina offers a selection of restaurants and amenities. Willington is also convenient for A38, A52, Toyota and Rolls Royce.

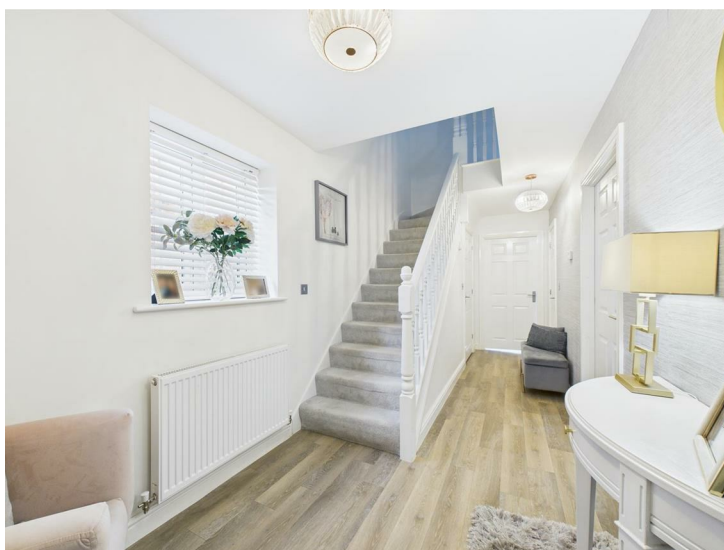
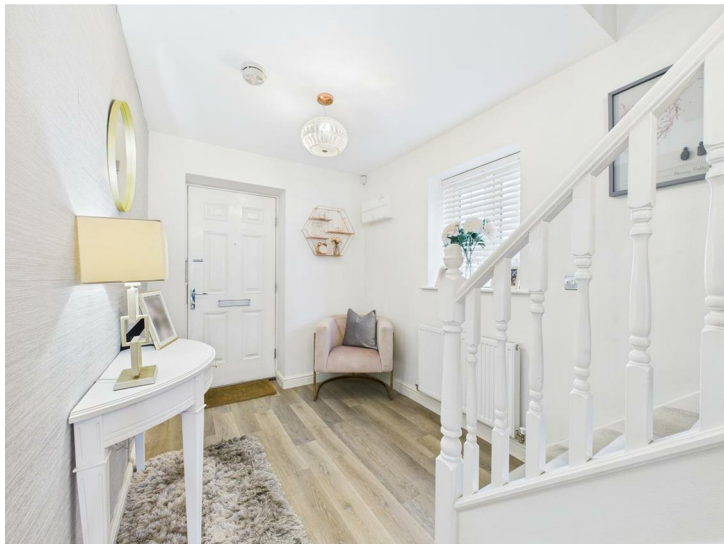
## Accommodation

### Ground Floor

#### Entrance Hall

19'2" x 6'11" (5.85 x 2.13)

A panelled entrance door provides access to spacious entrance hall with central heating radiator, double glazed window to side and staircase to first floor.



#### Utility Cupboard

With appliance space and door to fitted guest cloakroom.

#### Fitted Guest Cloakroom

6'11" x 2'10" (2.12 x 0.87)

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

## Lounge

15'8" x 11'10" (4.80 x 3.62)

Having two central heating radiators and double glazed windows to side and front, the latter offering pleasant view over greenery.



**Open Plan Dining Kitchen**  
19'3" x 15'3" (5.88 x 4.65)





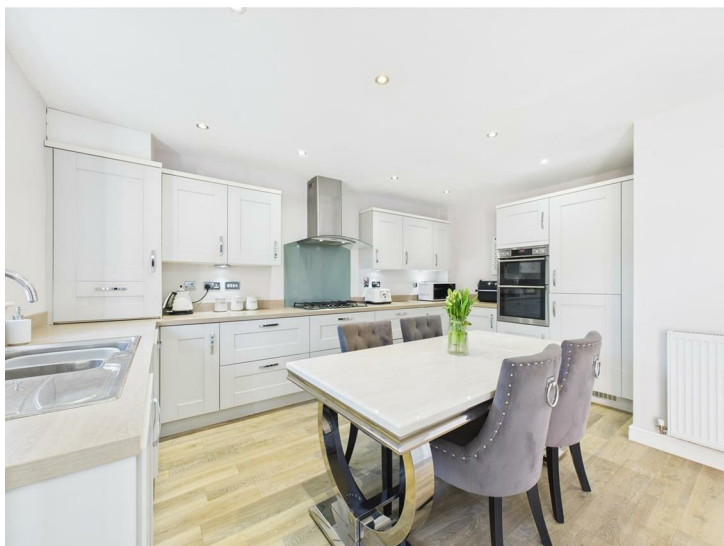
## Lounge Area

With central heating radiator and French doors to garden.



### **Kitchen Area**

With wood grain effect preparation surfaces with matching upstands, inset one and a quarter stainless steel sink unit with mixer tap, stylish fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with glass splashback and extractor hood over, integrated double oven with grill, integrated fridge freezer, dishwasher and washing machine, wall mounted boiler, recessed ceiling spotlighting and double glazed window overlooking garden.



### **First Floor Landing**

16'6" x 3'4" (5.04 x 1.02)

A semi-galleried landing with central heating radiator and airing cupboard.

### **Bedroom One**

14'4" x 9'5" (4.37 x 2.89)

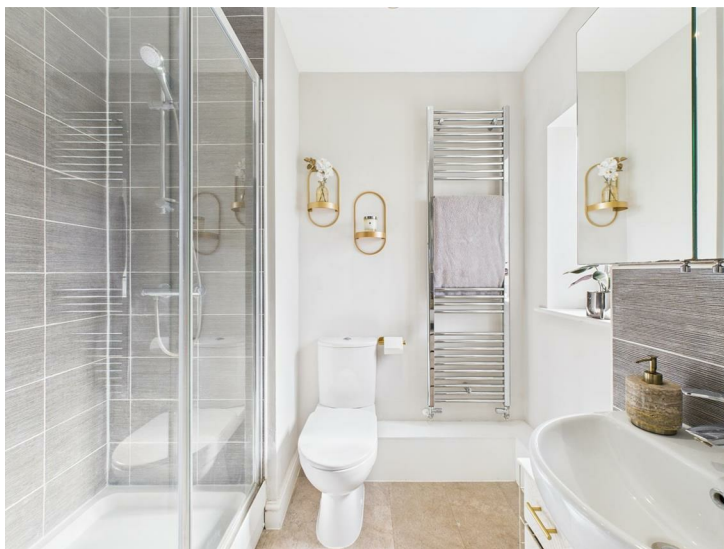
Having a central heating radiator, fitted wardrobe and double glazed window to front offering pleasant views.



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

7'3" x 5'4" (2.22 x 1.65)

With low flush WC, pedestal wash handbasin, double shower cubicle, chrome towel radiator, recessed ceiling spotlighting and double glazed window to side.



### **Bedroom Two**

10'11" x 9'6" (3.35 x 2.92)

With central heating radiator and double glazed window to rear.



### **Bedroom Three**

9'4" x 7'8" (2.86 x 2.35)

Having a central heating radiator and double glazed window to front with pleasant view.





### **Bedroom Four**

9'5" x 6'6" (2.88 x 1.99)

Having a central heating radiator and double glazed window to rear.



### **Bathroom**

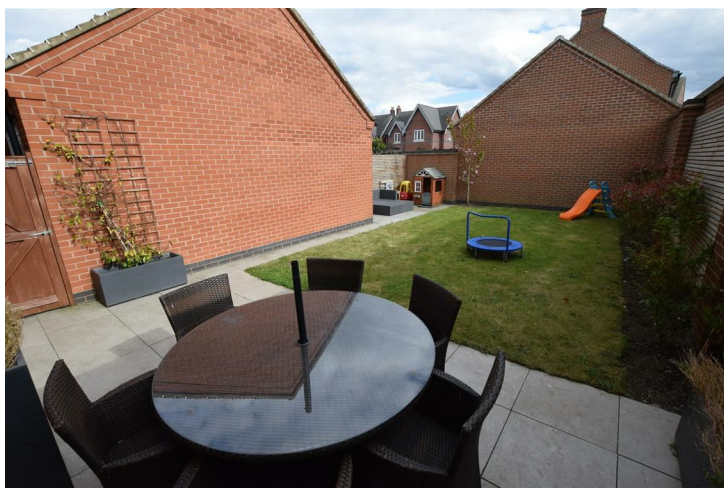
6'10" x 5'7" (2.09 x 1.71)

Appointed with a low flush WC, pedestal wash handbasin, panelled bath with Mira shower over, chrome towel radiator, recessed ceiling spotlighting and double glazed window to side.



## Outside

The property benefits from a private rear garden which is partially walled with decorative trellis work, good sized patio area and lawn. To the side of the property is a driveway which gives access to a detached single garage. The property occupies a particularly good location, tucked away at the end of Georgia Avenue, set back behind a green area and trees/hedging.

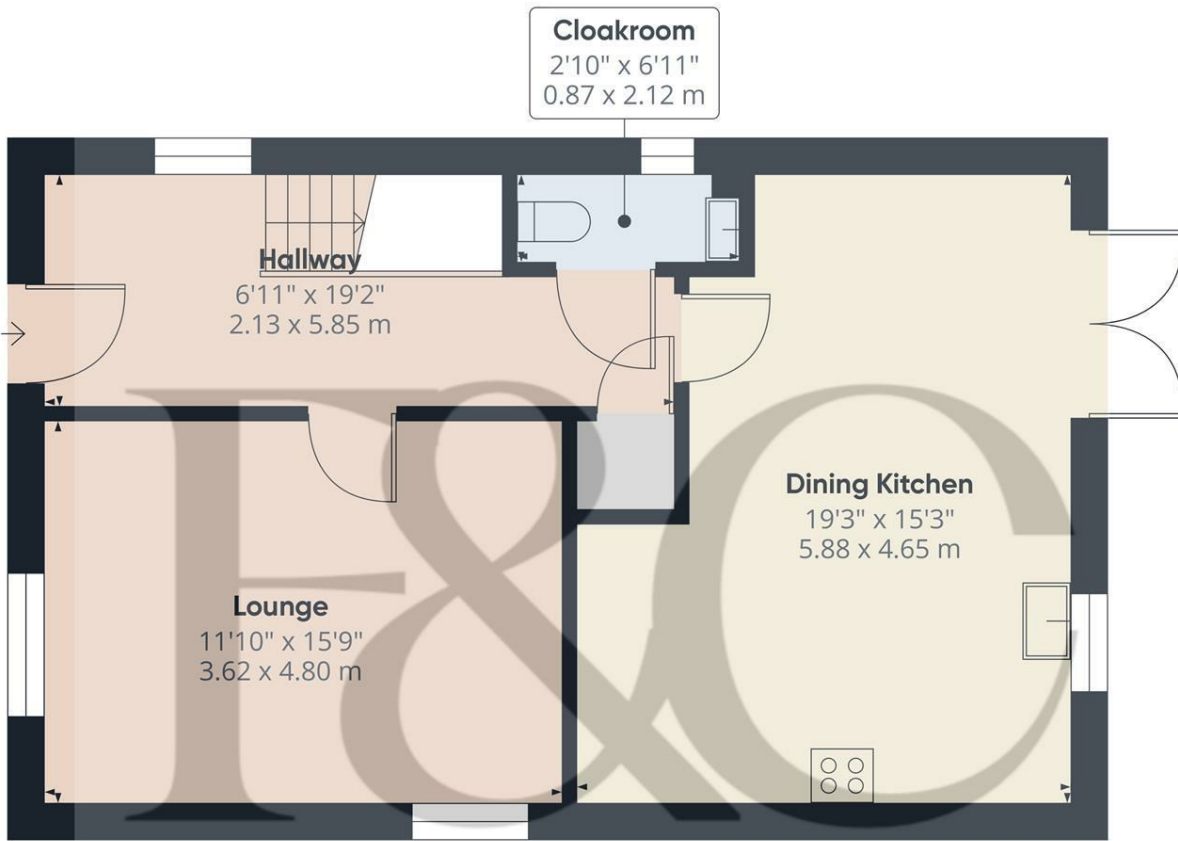


## Council Tax Band E









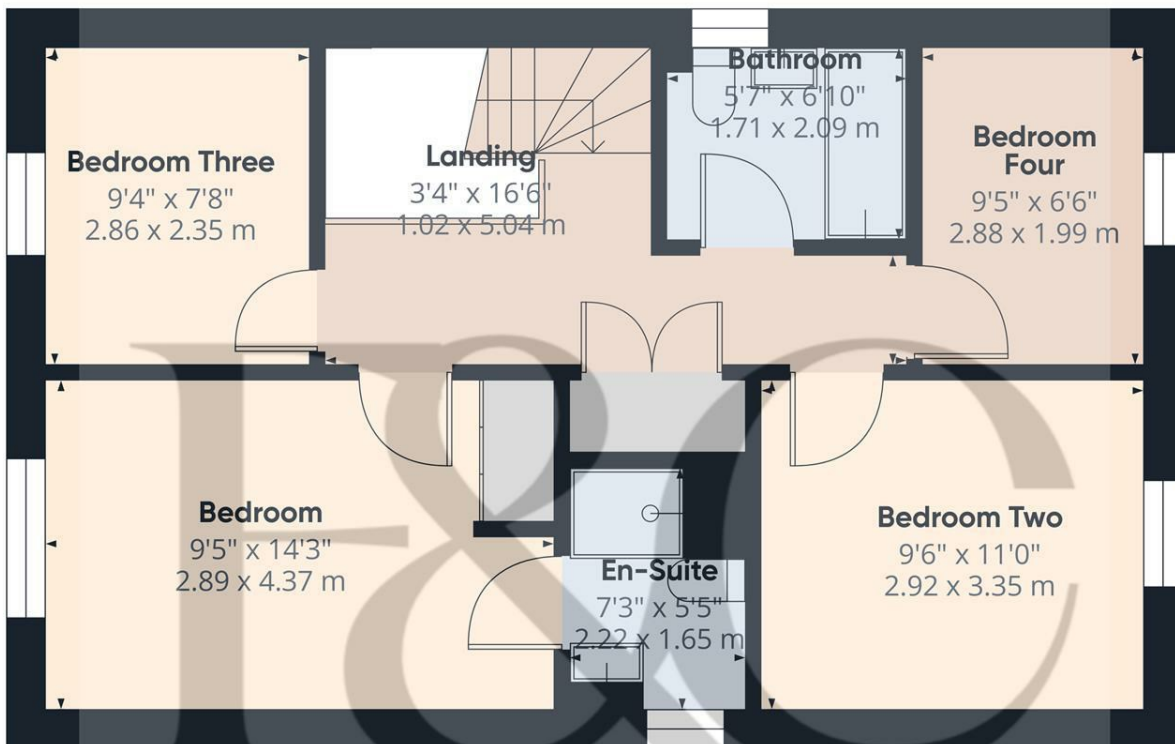
Floor 0

Approximate total area<sup>(1)</sup>  
590.94 ft<sup>2</sup>  
54.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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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Floor 1

Approximate total area<sup>(1)</sup>  
525.18 ft<sup>2</sup>  
48.79 m<sup>2</sup>

(1) Excluding balconies and terraces

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Council Tax Band: E  
Tenure: Freehold



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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	