



**Messiter Mews, Willington Derby DE65 6PG**

**welcome to**

## **Messiter Mews, Willington Derby**

THIS SIMPLY STUNNING semi-detached property in Willington briefly comprises of an entrance hallway, downstairs w/c, utility room, downstairs bedroom, open plan kitchen/living/dining room, two well-presented bedrooms, an en-suite shower room to the master and a family bathroom.

### **Entrance Hallway**

Gaining access through the entrance door, there is laminate flooring, central heating radiator, doors leading to the w/c, downstairs bedroom and utility and stairs to the first floor.

### **W/C**

5' 8" x 2' 6" ( 1.73m x 0.76m )

With a window to the front elevation, low level w/c, wash hand basin with complementary splashback tillage.

### **Utility**

8' 8" x 6' 6" ( 2.64m x 1.98m )

With laminate flooring, central heating radiator, stainless steel sink set in a base unit, further base, wall and drawer units, space for appliances, boiler and a door to the rear garden.

### **Bedroom**

9' 4" x 8' 3" ( 2.84m x 2.51m )

With laminate flooring, central heating radiator, patio doors leading to the rear garden.

### **Landing**

With carpeted flooring, a window to the side elevation and a door leading to the kitchen/living/dining room.

### **Kitchen/Dining/Living Room**

26' 4" max x 15' 5" max ( 8.03m max x 4.70m max )

In the lounge/diner there is laminate flooring, central heating radiator and patio doors to the balcony.

In the kitchen there is laminate flooring, a window to the rear elevation, a fitted kitchen comprising of a stainless steel sink set in a base unit, further base wall and drawer units, integrated oven, cooker hood, space for appliances.

### **Landing**

With carpeted flooring and doors leading to the bedrooms and bathroom.

### **Bedroom One**

15' 5" x 9' 2" ( 4.70m x 2.79m )

With a window and a skylight to the front elevation, carpeted flooring, central heating radiator, fitted wardrobes and a door to the en-suite shower room.

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

9' 7" x 5' ( 2.92m x 1.52m )

With a wash hand basin set in a base unit, further base unit, low level w/c, walk in shower compartment, aluminium heated towel rail.

### **Bedroom Two**

10' 2" x 8' 4" ( 3.10m x 2.54m )

With a window to the rear elevation, carpeted flooring, central heating radiator, fitted wardrobes.

### **Bathroom**

6' 8" x 6' 1" ( 2.03m x 1.85m )

With a skylight, laminate flooring, low level w/c, wash hand basin, bath with overhead shower attachments.







### External

To the front of the property there is a tarmac driveway leading to the garage providing off road parking for multiple vehicles, with a stoned garden on the other half with a gate leading to the rear garden.

To the rear of the property there is a paved patio area, which is perfect for relaxing or entertaining, with astroturf and a mature palm tree and steps leading to the lowered astroturf garden. With a paved walkway down the side of the property to the front of the property.



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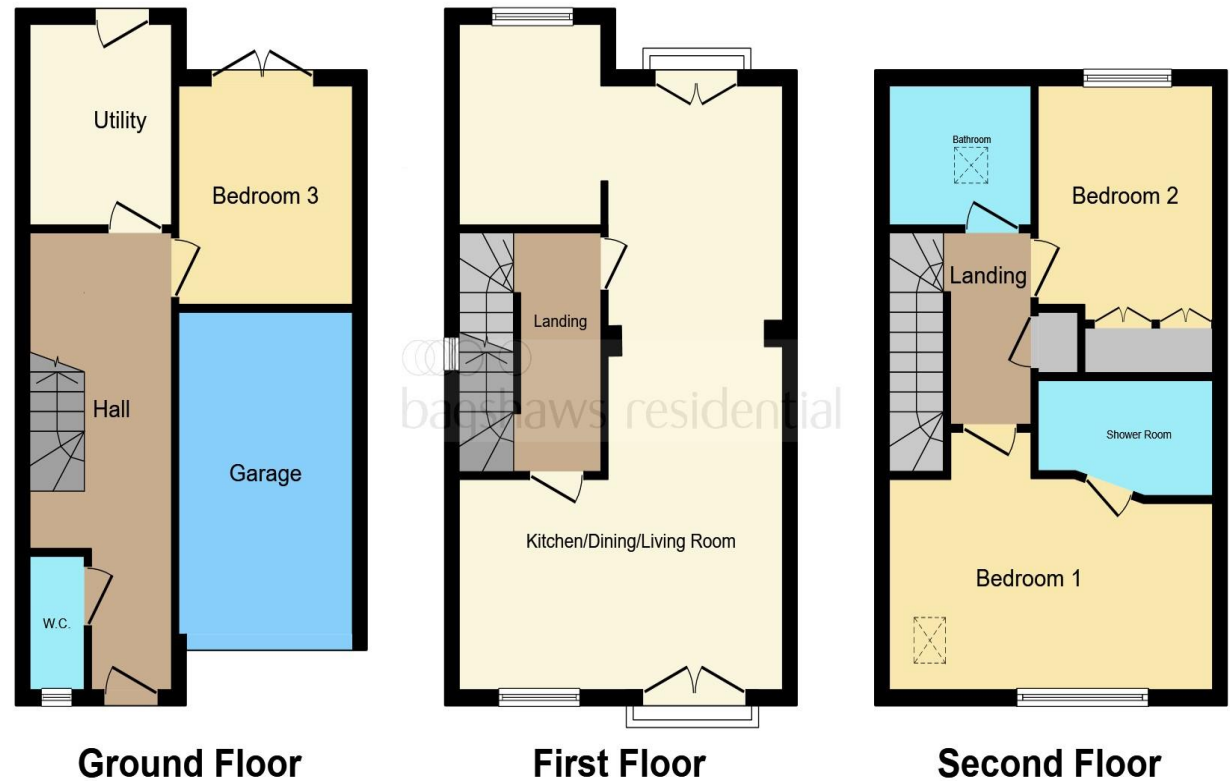
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## Messiter Mews, Willington Derby

- An open plan kitchen/living/dining room
- Downstairs w/c, en-suite shower room to the master and a family bathroom
- Three well-presented bedrooms
- Low maintenance gardens
- Tarmac driveway leading to the garage

Tenure: Freehold EPC Rating: C

**£280,000**



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