



Beech Avenue
Willington Derby



Beech Avenue Willington Derby DE65 6DB

for sale
£340,000



Property Description

Burchell Edwards are delighted to market this 4 Bedroom Semi-Detached family home. The property is situated on a lovely road in the well desired Willington area. The property greets you with a spacious driveway in front of the property that provides off road parking for multiple vehicles, as well as entrance to the property's garage, and a lovely, well maintained area to the side. The property itself is finished to an immaculate standard throughout and boasts a spacious downstairs consisting of: a wonderful kitchen/diner to the rear of the property, a functioning utility room with W/C as well as a spacious lounge at the front of the property that provides the ultimate living space. Additionally, the ground floor has a spacious hallway upon entrance that provides separation from the front door to the main rooms of the property providing a nice divide and storage aspect. On the first floor of the property you will be greeted by a spacious landing which provides access to the property's loft space as well as a storage cupboard. Along with this, you will also find 3 good sized, double bedrooms as well as a single bedroom and a family bathroom. Outside to the rear is an enclosed garden which offers a peaceful hosting area over a good sized plot. The rear garden boasts various aspects including: a patio slatted seating area, a spacious lawn area as well as some beautifully grown plant life creating a real outdoor paradise. Viewing of this exquisite property is essential!

Entrance Hall

Wooden flooring, pendant light, one central heating radiator

Living Room

20' 8" Max x 12' 5" Max (6.30m Max x 3.78m Max)
Carpet flooring, pendant light x2, one central heating radiator, window to front elevation

Kitchen/Dining Room

20' 11" Max x 13' 5" Max (6.38m Max x 4.09m Max)
Wooden flooring, spotlights, pendant light, window to rear elevation, cupboards over counters, window to side elevation, door to rear garden, stainless steel sink and drainer,

plumbing for washer, integrated oven and hobs

Utility Room

11' 3" x 4' 5" (3.43m x 1.35m)
Wooden flooring, pendant light, window to rear elevation, plumbing for washer, W/C, wash basin

Bedroom One

11' 3" x 10' 2" (3.43m x 3.10m)
Carpet flooring, pendant light, one central heating radiator, window to front elevation

Bedroom Two

8' 5" x 8' 3" (2.57m x 2.51m)
Carpet flooring, pendant light, one central heating radiator, window to front elevation

Bedroom Three

9' 2" x 9' 2" (2.79m x 2.79m)
Carpet flooring, pendant light, one central heating radiator, window to rear elevation

Bedroom Four

11' 4" x 9' 4" (3.45m x 2.84m)
Carpet flooring, pendant light, one central heating radiator, window to rear elevation

Outside

Off road parking for multiple vehicles at front, access to garage from the front, enclosed and private rear garden, patio slatted seating area, brick paved seating area, spacious lawn area

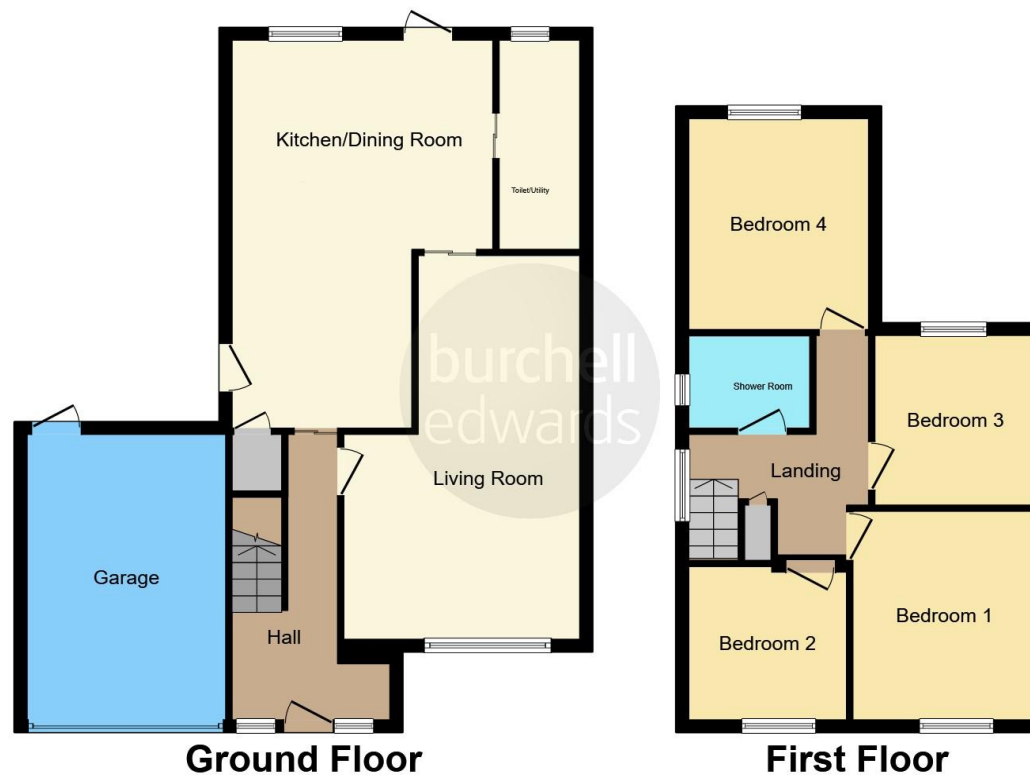
Garage

Fully electric garage









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 01283 530 169
E burton@burchelledwards.co.uk

Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT210707



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