

17 Bittern View, Willington, Derby, DE65 6RY

Price Guide £195,000

Freehold



- A Superbly Presented Modern Townhouse
- Envious Village Location Close To All Local Amenities
- Entrance Hallway And Cloakroom/WC
- Fitted Kitchen With Dining Area Off
- Sitting Room Opening To The Rear Garden And Patio
- Two Well Proportioned Bedrooms With Fitted Wardrobes
- Luxurious Modern Bathroom
- Delightful Low Maintenance Rear Garden And Patio
- Allocated Parking For Two Cars
- Easy Access To A38, A50 And M1





Summary

Nestled in the charming village of Willington, Bittern View presents a superbly presented modern townhouse, perfect for those seeking a delightful home in a tranquil setting. This property boasts a contemporary design and offers a comfortable living space of 516 square feet, making it an ideal choice for first-time buyers.

The townhouse features an entrance hallway, Cloakroom/WC and a comprehensively fitted kitchen opening to a dining area. This flows into a sitting room with French doors providing access to and views of the rear garden and patio. To the first floor are two well-proportioned bedrooms and a stylish modern bathroom, providing ample space for relaxation and privacy.

Outside a pathway leads to the front door and to the rear is a delightful, enclosed and low maintenance rear garden and patio which enjoys a South Westerly facing aspect.

One of the standout features of this home is the allocated parking for two vehicles, a rare find in such a desirable area.

The enviable location allows for easy access to the village centre, where you can enjoy local amenities and a sense of community. Additionally, the property is conveniently situated near major roadways, including the A38, A50, and M1, ensuring that commuting to nearby towns and cities is a breeze.

In summary, Bittern View is a remarkable opportunity for those looking to establish themselves in a welcoming community while enjoying the comforts of a modern home at an affordable price. Do not miss the chance to make this lovely townhouse your own.



The Location

Accommodation

Ground Floor

Entrance Hall

14'7" x 5'6" (4.46 x 1.68)

Having a composite entrance door, a central heating radiator, a wall mounted shoe storage cupboard and a wood grain effect floor. Stairs lead off to the first floor.



Cloakroom

5'3" x 2'10" (1.62 x 0.88)

Appointed with a two piece white suite comprising a pedestal wash handbasin and a low flush WC with complementary modern tiling to the splashback areas. There is a central heating radiator and a wood grain effect floor.

Kitchen

8'10" x 6'1" (2.70 x 1.86)

Comprehensively fitted with a range of base cupboards, drawers, eye level units with a work surface over incorporating a stainless steel one and a half bowl sink drainer with mixer tap over. Integrated appliances include an electric oven, gas hob, extractor fan with light and stainless steel splashback, a refrigerator, freezer and washing machine. Having inset spotlighting to the ceiling, a wood grain effect floor, a central heating radiator and a UPVC double glazed window to the front elevation. There is a concealed combination boiler (serving domestic hot water and central heating system). The kitchen opens to the dining area which then leads to the sitting room.



Sitting Room

14'0" x 12'0" (4.27 x 3.67)

Having a continuation of the wood grain effect floor which continues through to the dining area, a central heating radiator, UPVC double glazed window to the rear and UPVC double glazed French doors provide views of and access to the rear garden and patio.



First Floor

Landing

6'3" x 5'4" (1.92 x 1.64)

Having a painted balustrade and access is provided to the roof space. There is a built-in cupboard which provides excellent storage space.

Bedroom One

10'5" x 8'10" (3.18 x 2.71)

Appointed with a double built-in wardrobe which provides excellent hanging and storage space. There is a central heating radiator and a UPVC double glazed window providing access to the front of the house and open views.



Bedroom Two

10'4" x 6'3" (3.15 x 1.91)

Having a double built-in wardrobe providing excellent hanging space, a central heating radiator and a UPVC double glazed window overlooking the rear garden.



Bathroom

6'10" x 5'6" (2.09 x 1.68)

Appointed with a modern three piece suite comprising a panelled bath with shower over and glass shower screen, a wall mounted wash handbasin and a low flush WC with full, modern, slate effect tiling to the walls. Having a wood grain effect floor, a wall mounted tall heated chrome towel rail, a wall mounted modern bathroom cabinet and tiled shelf with mirror. Having an electric shaver point, inset spotlighting to the ceiling and a UPVC double glazed window with frosted glass.

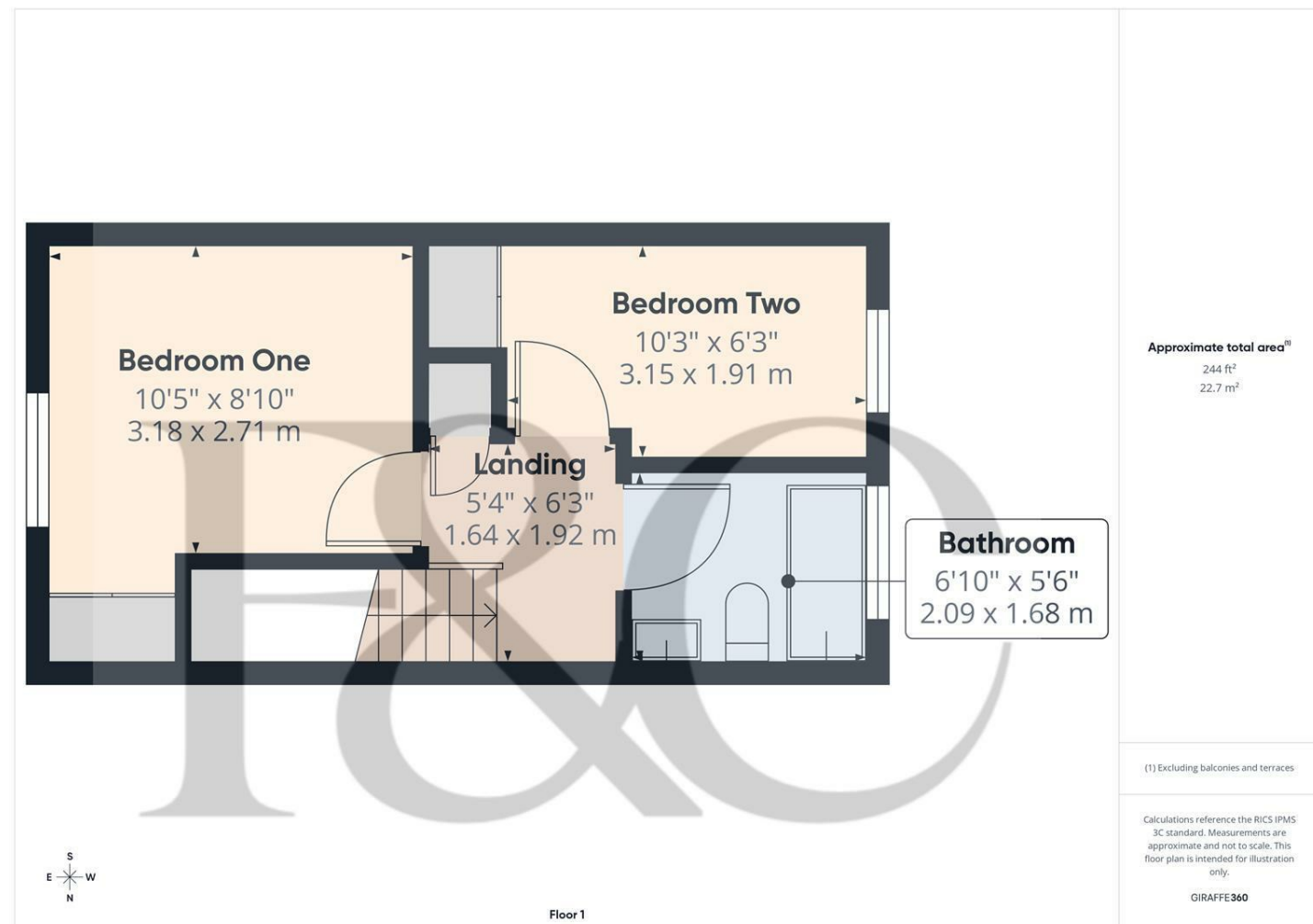
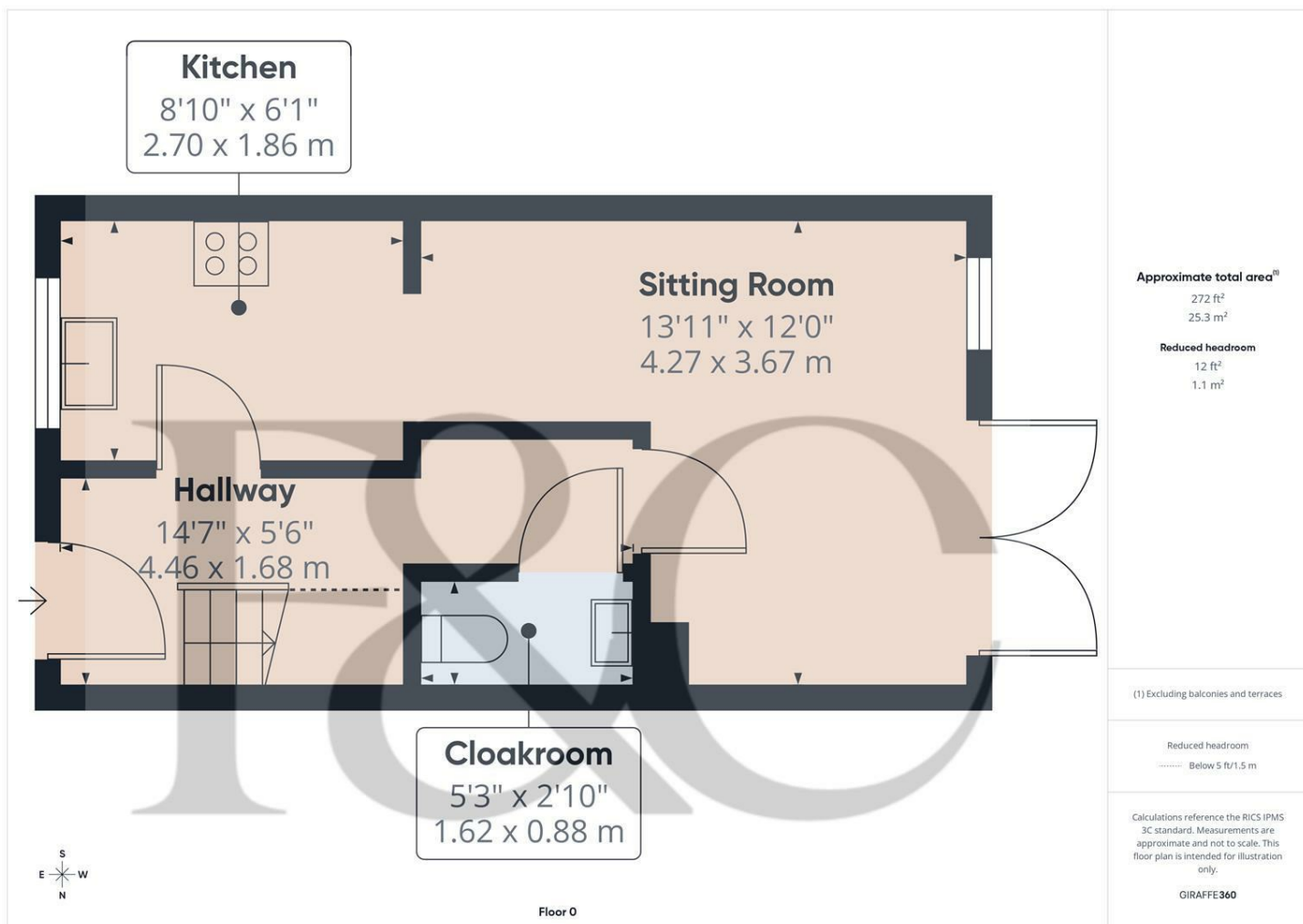


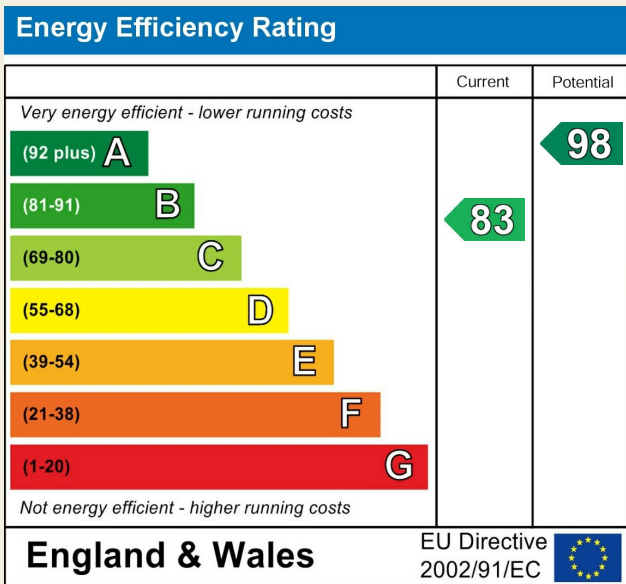
Outside

To the front of the property there is a paved walkway with railings to the side which provides an attractive entrance to the front door. A gate provides access to a delightful, south westerly facing, enclosed rear garden which has a fenced surround. The garden is laid out in a low maintenance theme with a generous paved patio which is ideal for entertaining and alfresco living leading to an artificial lawn. There is outside lighting.



Council Tax Band B





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