# Fletcher & Company

## 17 Bittern View, Willington, Derby, DE65 6RY

Price Guide £195,000

Freehold



- A Superbly Presented Modern Townhouse
- Enviable 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.



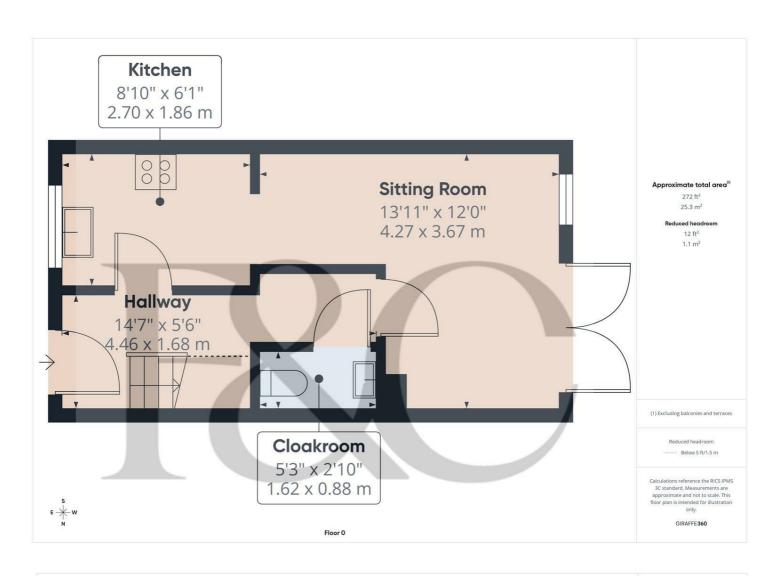
#### Outside

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









#### **Energy Efficiency Rating** Very energy efficient - lower running costs 98 (92 plus) **A** В (81-91) 83 (69-80) C (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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