





Located on a quiet modern development in the heart of Willington, this beautifully presented detached home offers exceptional living space, outstanding natural light, and a layout designed for both family life and entertaining. The property has been meticulously maintained throughout and provides a rare combination of generous accommodation, high-quality finishes, and superb storage options, all set within a friendly, community-driven village with excellent local amenities.



## Accommodation

The ground floor is centred around a superb open-plan arrangement, flowing from the lounge into the dining kitchen and through to an impressive full-width garden room featuring striking bi-folding doors and sun-protected glazing. This space creates a seamless connection between indoors and outdoors, ideal for social gatherings. The home further benefits from a utility room, cloakroom/WC, and a boot room with fully bespoke storage.

Upstairs, there are four well-proportioned bedrooms, including a main bedroom with fitted wardrobes and a private en-suite, along with a modern bathroom. Storage is a standout feature, with large wardrobes, a generous pantry, multiple fitted cupboards, and a part-boarded loft with lighting, ladders, and electricity. A high-standard remote-operated alarm system is also installed (internet connection required to operate).

Externally, the south-westerly rear garden is designed for low maintenance and year-round enjoyment. Featuring Mediterranean-style landscaping, outdoor lighting, a sociable patio layout, and an electrical supply, it provides an ideal setting for relaxing or entertaining. The front offers off-street parking, an EV charging point, and access to garage storage.

## Ground Floor

A welcoming entrance hall leads to the lounge, positioned to the front elevation and finished with



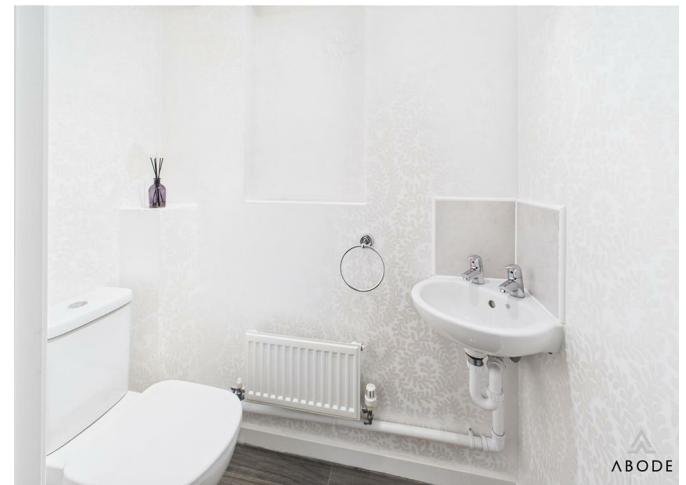
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Italian tiled flooring that continues throughout much of the ground level. The lounge opens directly into the dining kitchen, creating a superb sense of flow.

The kitchen is fitted with sleek high-gloss cabinetry, integrated appliances including a double oven and gas hob, a stainless steel extractor, dishwasher, fridge, and freezer, along with a one-and-a-half bowl sink and complementary work surfaces. A large built-in pantry provides excellent additional storage, and the Italian tiled flooring enhances the premium feel of the space.



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The dining area leads into the outstanding garden room—an extended, full-width addition featuring quality tiling, inset spotlights, extensive glazing, and impressive bi-folding doors with sun-protected glass. This room acts as the true heart of the home, perfect for year-round enjoyment.

A utility room offers further workspace, a quartz-effect surface, appliance space, side access, and leads through to the boot room. Fitted with high-gloss cabinetry, further storage cupboards, space for an additional fridge freezer, and matching high-quality Italian flooring. A cloakroom/WC completes the ground floor.



#### First Floor

The landing provides access to the part-boarded loft and additional storage. Bedroom one includes fitted mirrored wardrobes and an en-suite shower room finished with contemporary tiling and a chrome towel rail.

Bedroom two also features fitted wardrobes, while bedrooms three and four offer flexible spaces for family, guests, or a home office.

The main bathroom presents a modern three-piece suite with contemporary tiling and a window to the rear.

#### Outside

To the front, a tarmac driveway provides off-street parking along with an EV charging point. The former garage has been partially converted internally into the boot room, but still retains a useful front storage area with power and lighting. A side path leads to the rear garden.



The rear garden is a beautifully designed, low-maintenance space with a south-westerly orientation and an open aspect. Mediterranean-style rendered walls, extensive porcelain-style paving, artificial lawn, outdoor lighting, a defined barbecue area, and a sociable layout combine to create a fantastic garden for relaxing and entertaining. Electricity supply is installed, and the setting enjoys excellent afternoon and evening sun.

#### Location

Willington is a well-served village widely appreciated for its strong sense of community and superb local amenities. Residents benefit from a selection of pubs, restaurants, cafés, takeaways, a pharmacy, excellent GPs and dentists, a train station, regular bus services, and a reputable primary school. The area also offers lovely canal and countryside walks, close proximity to Mercia Marina, and easy access to the A38, A50, and M1, ideal for commuting to Burton-on-Trent, Derby, and beyond.











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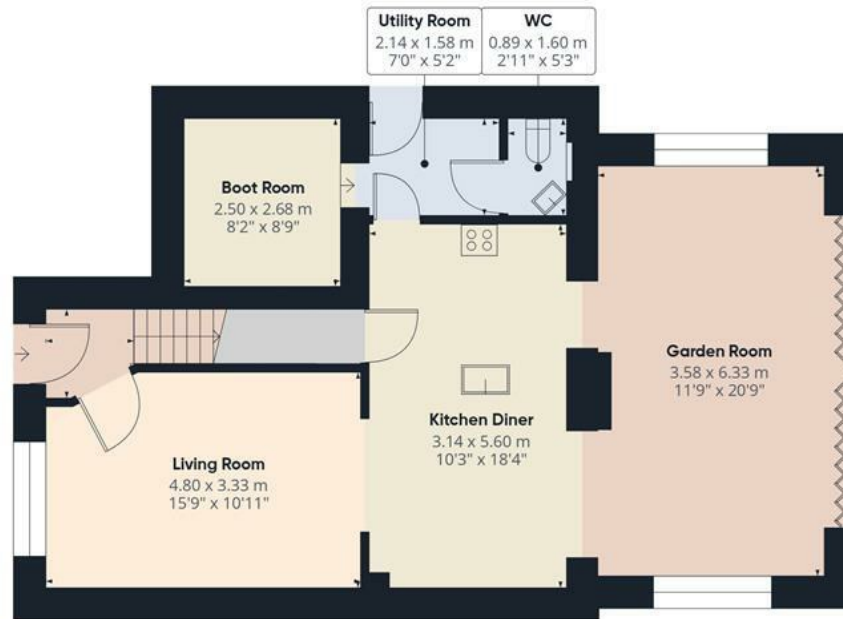
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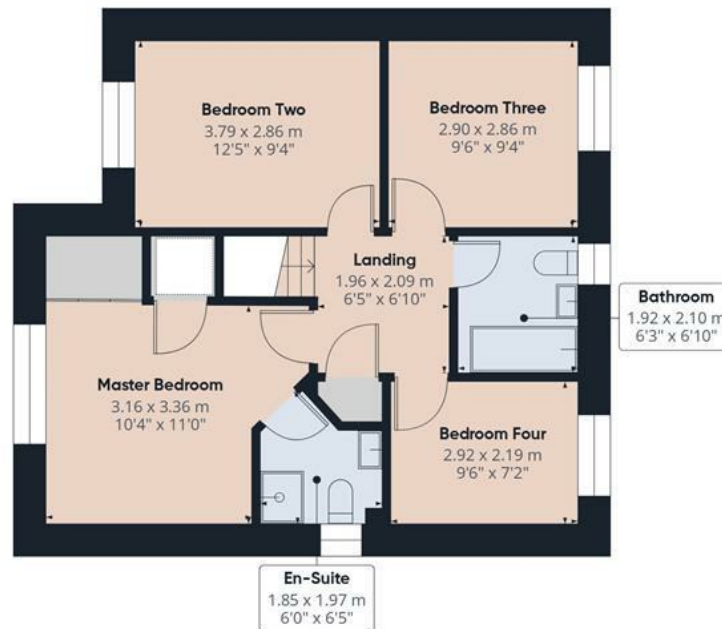
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

124.1 m<sup>2</sup>  
1333 ft<sup>2</sup>

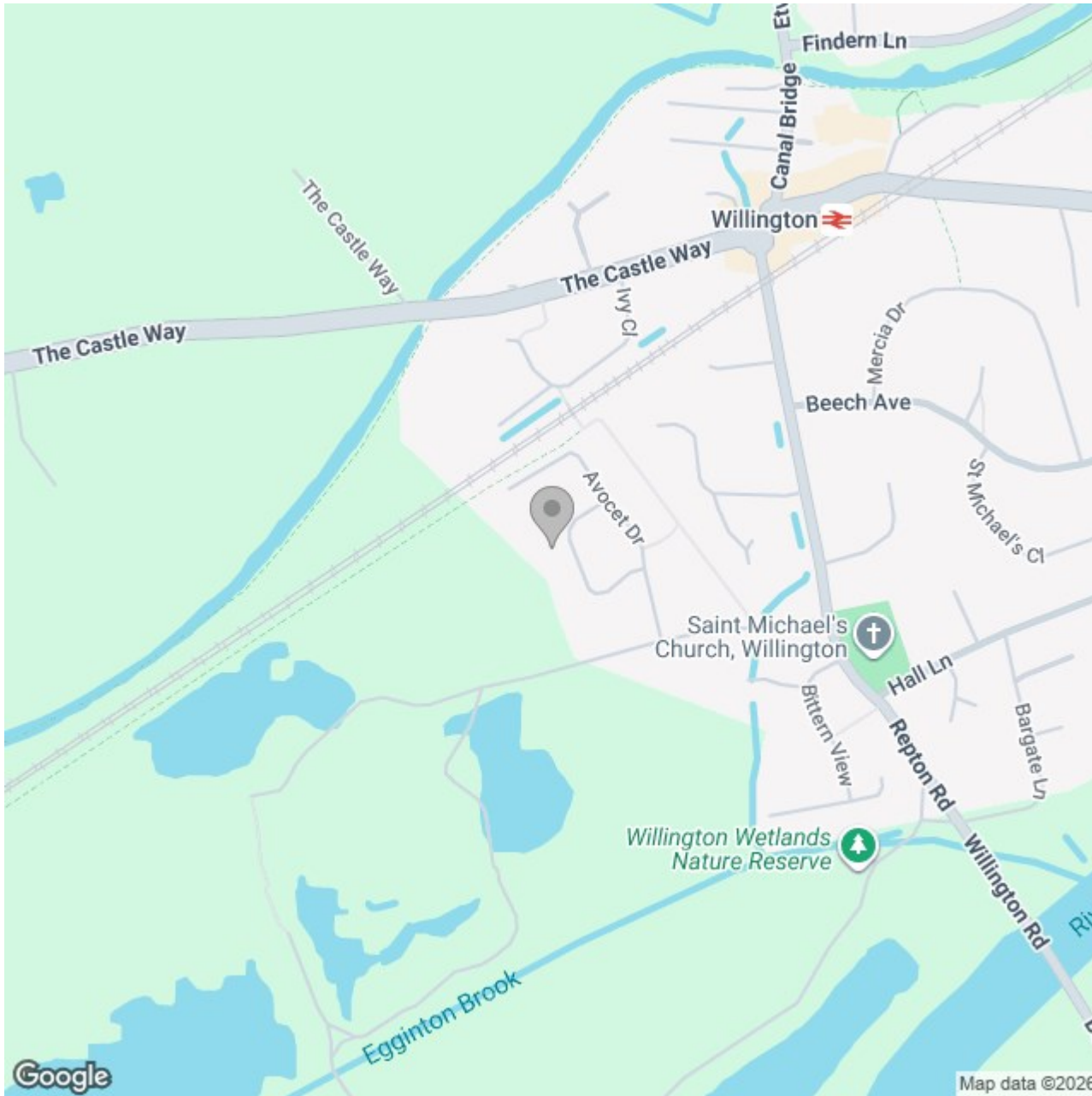
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

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