

# Fletcher & Company

7 Messiter Mews, Willington, Derby, DE65 6PG

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Price £300,000

Freehold

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- Superbly Presented Town House
- Popular Village Location
- Entrance Hall with Fitted Guest Cloakroom
- Bedroom Three/Sitting Room & Utility
- First Floor Open Plan Living Lounge/Dining Area
- Newly Fitted Kitchen
- Top Floor Principal Bedroom with En-Suite Shower Room, Second Bedroom & Bathroom
- Low Maintenance Landscaped Rear Garden
- Driveway & Garage
- Viewing Recommended





## Summary

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This is an extremely stylish and superbly presented, three bedroom, three storey end town house located in the extremely popular village of Willington. The property is double glazed and gas central heated with many great upgrades by the current vendor and features entrance hall with stylish flooring, fitted guest cloakroom, ground floor bedroom three/sitting room and utility.

The first floor landing leads to open plan living space with newly fitted kitchen and L-Shape lounge/dining room. To the top floor is a landing leading to the principal bedroom with fitted wardrobe, ensuite shower room, second bedroom and bathroom.

To the rear of the property is a landscaped garden which is low maintenance and features stylish terrace/patio with gravelled edges, raised borders, timber framed pergola, wall and timber fencing. There is rear gated access.

# F&C

### **The Location**

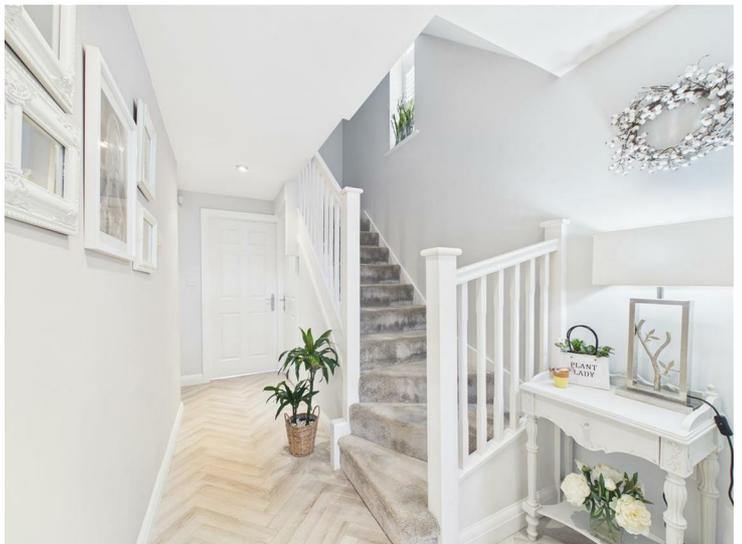
Willington is a very popular village with an excellent range of facilities including train station, primary school, a popular selection of pubs, florist, restaurant, café and fabulous walks along the Trent and Mersey Canal. There is easy access to the delightful Mercia Marina, neighbouring Repton and excellent transport links including the A38 and A50.

### **Accommodation**

#### **Entrance Hall**

19'8" x 3'6" (6.01 x 1.07)

A quality panelled and glazed entrance door provides access to central heating radiator, wood effect flooring and staircase to first floor. There is an understairs storage cupboard and inset doormat.



#### **Fitted Guest Cloakroom**

6'2" x 2'7" (1.88 x 0.81)

Comprising low flush WC, corner wash handbasin with tiled surround, central heating radiator and double glazed window to front.

### Bedroom Three/Garden Room/Sitting Room

12'0" x 8'3" (3.67 x 2.54)

With central heating radiator, wood effect flooring, decorative coving and double glazed French doors to garden with stylish, bespoke shutters.



### Utility

8'8" x 6'7" (2.65 x 2.01)

Having granite effect worktop, tiled surround, inset sink unit with mixer tap, fitted cupboards, appliance space suitable for washing machine and tumble dryer, central heating radiator, wood effect flooring, wall mounted boiler and panelled and glazed door to garden.



### First Floor Accommodation

#### Semi-Galleried Landing

10'1" x 3'7" (3.08 x 1.11)

With feature balustrade, staircase to second floor, central heating radiator and double glazed window to side with bespoke shutters.

### L-Shaped Lounge/Dining Area

20'0" x 8'3" x 15'5" x 8'11" (6.11 x 2.54 x 4.71 x 2.74)

Having central heating radiator, decorative coving, double glazed French doors to rear and double glazed French doors to front with Juliette balcony and bespoke shutters.



### **Kitchen Area**

Recently refitted, stylish new kitchen with a range of preparation surfaces, mirrored surround, inset stainless steel sink unit with mixer tap, gloss finish base cupboard and drawers, complementary wall mounted cupboards, induction hob with extractor hood over, built-in oven and grill, integrated fridge/freezer and dishwasher and double glazed window to rear with bespoke shutters.



### **Second Floor Accommodation**

#### **Semi-Galleried Landing**

7'7" x 4'2" (2.32 x 1.28)

With feature balustrade, airing cupboard and double glazed window to side with bespoke shutter.

### Principal Bedroom

15'5" x 11'8" (4.72 x 3.57)

With central heating radiator, free standing wardrobes (included), double glazed window to front with bespoke shutters.



### En-Suite Shower Room

8'2" x 3'9" (2.50 x 1.16)

En-Suite shower room

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, spacious shower cubicle, chrome towel rail/radiator and bespoke fitted mirror.



## Bedroom Two

12'1" x 8'3" (3.70 x 2.52)

With central heating radiator, recess currently housing a wardrobe (included) and double glazed window to rear with bespoke shutter.



## Bathroom

8'9" x 6'9" (2.69 x 2.08)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower over, good sized bespoke fitted mirror, chrome towel rail/radiator and double glazed window to rear.

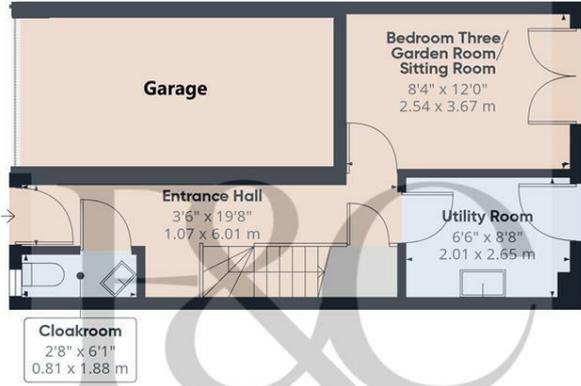


## Outside

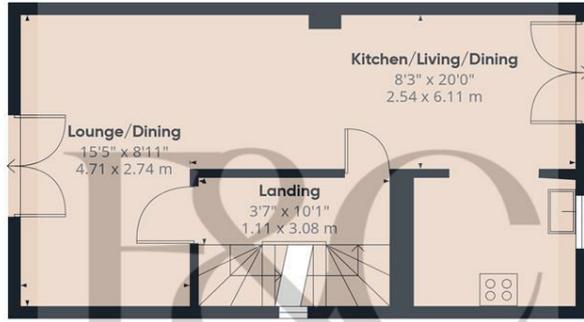
The property is set back behind a tarmac driveway providing access to an integral garage, low maintenance fore garden with slate chipping border and edging. To the rear of the property is low maintenance garden featuring stone patio/terrace, gravelled borders, timber framed pergola, a combination of timber fencing and brick walling and rear gated access to bins.



Council Tax Band D



Floor 0



Floor 1



Floor 2

Approximate total area<sup>m</sup>  
1097 ft<sup>2</sup>  
102 m<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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7 Messiter Mews  
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Council Tax Band: D  
Tenure: Freehold



**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>	<b>75</b>	<b>80</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	