

£270,000



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This property at a glance:



Watch the video



Beech Avenue, Willington



"From the moment I stepped through the front door, this home had such a welcoming feel. It's clear it has been lovingly cared for over the years, creating a warm and inviting place that's ready for its next owners to enjoy."

The handy entrance porch is a feature I really like, providing the perfect spot to kick off muddy boots and hang up coats before heading inside. From here, you're welcomed into a cosy front living room where the character fireplace creates a lovely focal point, while the attractive arched doorways add charm and a real sense of personality to the home.

The second reception room works brilliantly as a dining space. Positioned just off the kitchen, it's ideal for everyday family meals as well as entertaining friends and loved ones. The kitchen itself offers plenty of storage with an excellent range of units and generous worktop space, along with convenient access to the side of the property. One of my favourite spaces has to be the conservatory. Overlooking the garden, it's somewhere I can imagine enjoying a morning coffee, reading a book or simply unwinding at the end of the day while taking in the peaceful surroundings. Upstairs, you'll find three well-proportioned bedrooms, each offering comfortable accommodation, along with a stylish, modern shower room. The property has also been freshly decorated and newly carpeted throughout, meaning you can simply move straight in and start making it your own.

Outside, the garden feels wonderfully private and has been thoughtfully designed to be both attractive and easy to enjoy. A patio provides the perfect place for outdoor dining, while the lawn is framed by well-stocked borders that add colour and interest throughout the seasons. There's also space for a shed, and the side gate provides easy access to the driveway and single garage.

Altogether, this is a home that offers so much more than bricks and mortar. It's a place that has been truly cherished, with comfortable living spaces, charming character features and a layout that works beautifully for modern family life. I think the next owners will instantly appreciate the warmth, care and happiness that this wonderful home has to offer."

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Beech Avenue, Willington



Did you spot...

This fantastic family home is available with no onward chain



A message from the seller:



"Our situation with the property is a little different to most. My grandma purchased the property in 1975. My father inherited the house in 1982 and he lived there very happily for over 40 years. My Sister and I inherited the house at the end of 2022. At a similar time Sarah's mum was looking to move to Willington. I was feeling sentimental about the house at the time having known it since I was six years old in 1975 so Sarah and I bought my sisters share and said Sarahs Mum could live there for as long as she wanted. Sarah's mum has lived there since, until June this year when she decided to put herself into care and that is why the property is now vacant and I think it now feels right for me to let it go.

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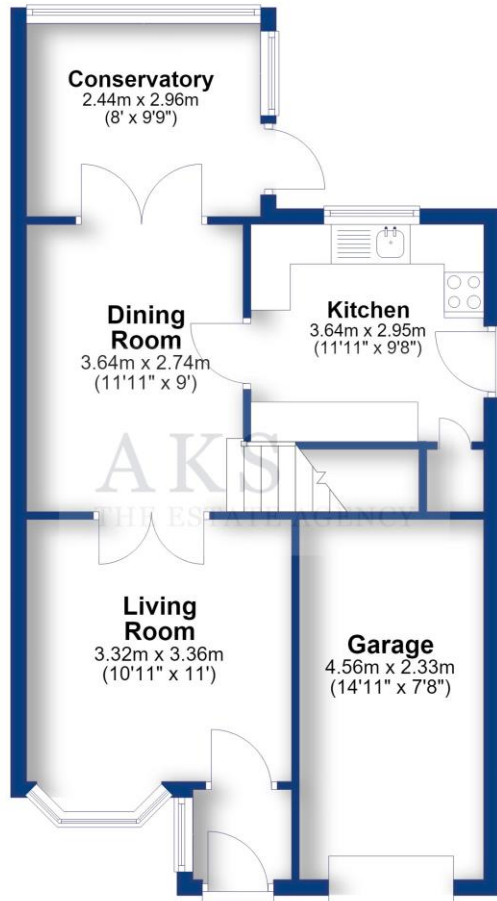


Floor Plan

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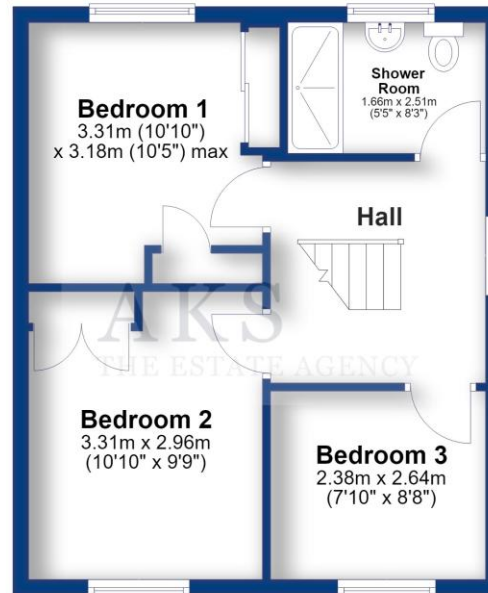
Ground Floor

Approx. 53.1 sq. metres (571.5 sq. feet)



First Floor

Approx. 35.4 sq. metres (380.7 sq. feet)



Total area: approx. 88.5 sq. metres (952.2 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Beech Avenue, Willington

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300+ 5 star Google Reviews



Key Features:

- NO ONWARD CHAIN
- THREE BEDROOM SEMI-DETACHED HOUSE
- TWO RECEPTION ROOM, PLUS CONSERVATORY
- THREE SPACIOUS BEDROOMS
- MODERN SHOWER ROOM
- PRIVATE AND WELL MAINTAINED GARDEN
- DRIVEWAY PARKING AND INTEGRAL GARAGE
- GREAT TRANSPORT LINKS
- FANTASTIC VILLAGE LOCATION, CLOSE TO AMENITIES
- EPC RATING D



About the area:

The village of Willington is beautiful and a fantastic village for a family. There are local amenities in the centre of the village including a Co-op, Post Office, Doctors Surgery, Chip shop and several pubs on the canal. With several fields, it is a popular walkers village with easy access to the canal path, leading to Mercia Marina with independent shops, restaurants and cafes. For commuters, it's a short drive to the A38 which leads to Derby City Centre, Royal Derby Hospital and the A50. The bus service which runs through the village goes to Derby City Centre as well as Burton Town Centre.



Schools:

The local Willington Primary School feeds into John Port School in the neighbouring village of Etwall.



Don't miss out on the chance to own this incredible property!

To book a viewing
with **Jodie** call
01332 30 30 30

[Click here](#) to watch the property video



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