

2 Kingfisher Lane, Willington, Derby, DE65 6QT

Offers In The Region Of £595,000
Freehold



- Stunning Detached Family Home Presented In Show-Home Condition Throughout
- Private Driveway & Garage with Power, Lighting & Additional Storage Space
- Spectacular Glass Canopy Creating an Outstanding Covered Outdoor Seating & Entertaining Area
- Beautiful Contemporary Kitchen with Bosch Double Oven, Belfast Sink & Integrated Appliances
- Landscaped Rear Garden with Mature Planting, Water Features & Low-Maintenance Artificial Lawn
- Spacious & Elegant Living Room Featuring a New Zealand Limestone Electric Fireplace
- Separate Formal Dining Room
- Stylish Décor & Quality Finishes Throughout, Requiring No Work for Incoming Purchasers
- Four Generous Double Bedrooms, Including a Principal Suite with En-Suite Shower Room
- Situated Within the Highly Desirable Village of Willington, Close to Local Amenities, Schools & Transport Links





Summary

An exceptional four-bedroom detached family home occupying a quiet and desirable position within one of Willington's most sought-after residential developments, enjoying a wonderful outlook across an attractive green open space.

Beautifully presented throughout and maintained to an outstanding standard, this impressive residence offers spacious, move-in-ready accommodation ideally suited to modern family living. The property benefits from a private driveway providing parking for three vehicles, a detached garage, and a beautifully landscaped rear garden, making it an ideal long-term family home.

The accommodation includes a stunning contemporary kitchen, an elegant living room centred around a limestone fireplace, a separate dining room and four well-proportioned bedrooms, including a superb principal suite with en-suite facilities. Every room has been thoughtfully maintained and tastefully decorated, creating a home that is ready for immediate occupation.

A particular highlight of the property is the spectacular glass canopy to the rear, providing an exceptional covered seating and entertaining area that can be enjoyed throughout the seasons. This superb addition seamlessly extends the living space outdoors and creates the perfect setting for relaxing, dining and entertaining guests.

Situated in a peaceful location on a highly regarded estate within the popular village of Willington, the property enjoys easy access to local amenities, well-regarded schools, countryside walks and excellent transport links.

Combining stylish interiors, generous living space, outstanding presentation, ample parking, and a prime village location, this is a rare opportunity to acquire a truly exceptional family home.

F&C

The Location

Occupying a quiet position off a private driveway and enjoying an attractive outlook across a green open space to the front, this property is situated within a highly regarded area just off Avocet Drive in the popular village of Willington. Willington is a sought-after village offering an excellent range of amenities, including a well-regarded primary school, railway station, independent cafés, pubs, restaurants, and a variety of green spaces. The village is also renowned for its scenic walks, including those along the Trent and Mersey Canal.

For commuters, the property benefits from convenient access to the A38 and A50, providing excellent transport links to Derby, Burton upon Trent, Nottingham, and the surrounding areas.

Accommodation

Ground Floor

Entrance Hall

9'6" x 6'7" (2.90 x 2.01)

A beautifully presented and welcoming entrance hall creating an impressive first impression. Featuring attractive tiled flooring, an elegant chandelier, alarm system, telephone point, thermostat control and a useful understairs storage cupboard housing the consumer unit and fitted shelving. Stairs rise to the first floor accommodation.



Living Room

18'9" x 10'9" (5.72 x 3.28)

A superbly appointed reception room, beautifully decorated in rich navy tones and centred around a striking New Zealand limestone electric fireplace. The room benefits from a large front-facing window with fitted blinds, two elegant chandeliers, quality grey carpeting and French doors opening directly onto the rear garden, allowing natural light to flood the space and creating a seamless connection between indoor and outdoor living.



Kitchen

13'4" x 11'0" (4.08 x 3.37)

The heart of the home, this marvelous contemporary kitchen is fitted with an extensive range of white gloss wall and base units complemented by pine work surfaces and tiled splashback. Features include a Belfast one-and-a-half bowl sink with drainer, integrated dishwasher, Bosch double electric oven, Belling hob with extractor canopy and an integrated wine rack. Tiled flooring and excellent storage complete this impressive space.



Dining Room

10'11" x 8'8" (3.35 x 2.66)

A beautifully styled formal dining room positioned to the front of the property. Decorated in soft neutral tones with feature wallpaper, a statement chandelier and a large window providing plenty of natural light. An ideal space for entertaining guests or enjoying family meals.



Utility Room

7'7" x 5'2" (2.33 x 1.60)

A practical and well-designed utility room offering additional storage and appliance space. Finished with tiled flooring and stylish blue décor, the room houses the Glow-worm boiler and benefits from fitted cupboards, shelving, radiator, extractor fan and a door providing access to the side of the property.

Downstairs Cloakroom

5'5" x 3'1" (1.66 x 0.96)

A stylish ground floor cloakroom fitted with a wash hand basin set within a vanity unit providing useful storage, low-level WC and chrome heated towel radiator. Finished with tasteful décor and wallpaper, creating a sophisticated and practical guest facility.

First Floor Landing

10'9" x 5'4" (3.28 x 1.65)

A spacious and naturally bright landing with newly fitted grey carpeting and a large rear-facing window. The landing provides access to all four bedrooms, the family bathroom, loft space and a useful storage cupboard with fitted shelving.



Bedroom One

12'5" x 10'11" (3.80 x 3.35)

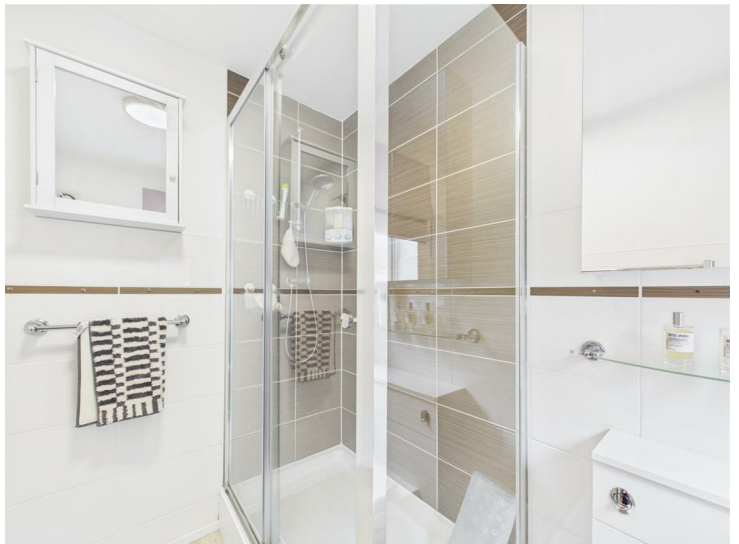
A generously proportioned principal bedroom overlooking the landscaped rear garden. Beautifully presented with grey carpeting and a contemporary fan light fitting, the room offers ample space for a king-size bed and further bedroom furniture. A private en-suite shower room completes this superb principal suite.



En-Suite

7'1" x 5'4" (2.17 x 1.65)

Well-appointed and stylishly finished, comprising a double shower enclosure with attractive walnut-effect tiling, wash hand basin, low-level WC and chrome heated towel radiator. Additional features include laminate-effect flooring, extractor fan and privacy window.



Bedroom Two

11'0" x 9'6" (3.36 x 2.90)

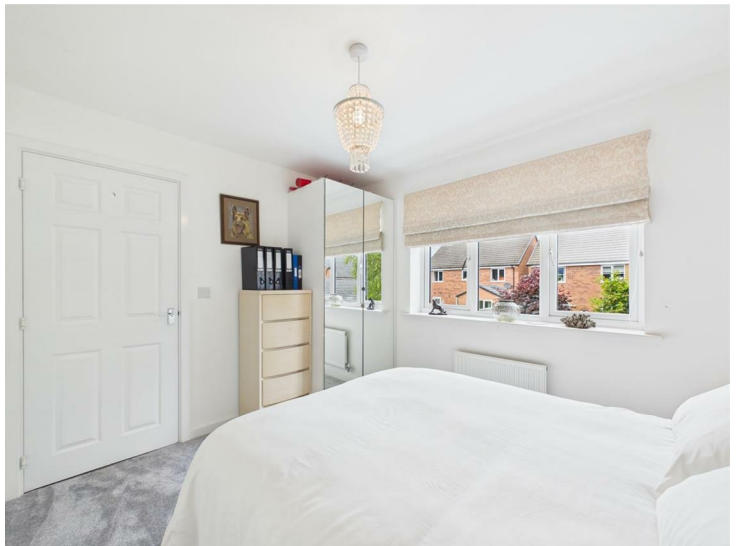
A spacious double bedroom positioned to the front elevation, enjoying pleasant views towards surrounding greenery. Offering ample space for wardrobes, drawers and additional furniture, this well-proportioned room is ideal for family members or guests.



Bedroom Three

11'0" x 9'6" (3.36 x 2.90)

Another excellent double bedroom located to the rear of the property, enjoying attractive views over the garden. Finished with grey carpeting and offering generous space for wardrobes and bedroom furnishings.



Bedroom Four

11'0" x 9'6" (3.36 x 2.90)

Currently utilised as a dressing room, this versatile space features fitted wardrobes and enjoys a front-facing aspect. Large enough to comfortably accommodate a double bed, wardrobes and additional furniture, making it an excellent fourth bedroom, nursery or home office.



Family Bathroom

7'6" x 6'3" (2.29 x 1.91)

A well-maintained family bathroom fitted with a panelled bath, wash hand basin with vanity storage and low-level WC. Finished with tiled flooring, part-tiled walls, chrome heated towel radiator, privacy window and extractor fan.

Rear Garden

A true highlight of the property, the beautifully landscaped rear garden has been thoughtfully designed for relaxation and entertaining. Featuring mature trees, established shrubs, attractive water features and low-maintenance artificial lawn, the garden provides a private and tranquil outdoor retreat. A substantial glass canopy creates a stunning covered seating area, perfect for year-round enjoyment. Additional features include a garden shed and direct access to the garage.



Garage and Parking

19'8" x 9'11" (6.01 x 3.03)

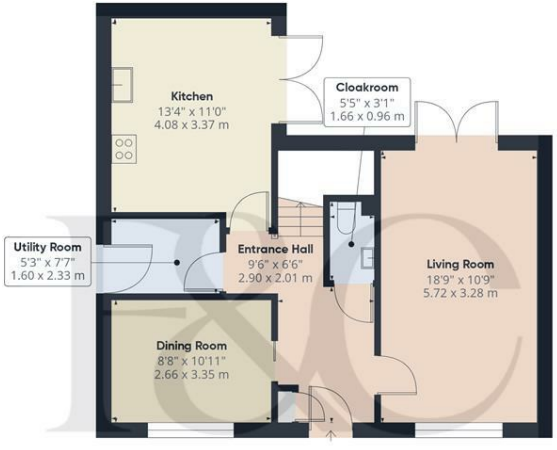
The garage benefits from power and lighting, providing excellent storage or workshop potential. A private driveway offers convenient off-road parking, completing this exceptional family home.



Council Tax Band E







Floor 0 Building 1



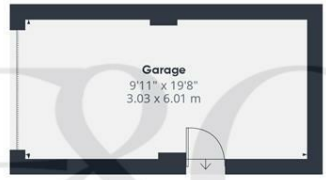
Floor 1 Building 1

Approximate total area⁽¹⁾
 1332 ft²
 123.8 m²

(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.

GIRAFFE360



Floor 0 Building 2



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Council Tax Band: E
Tenure: Freehold



Energy Efficiency Rating

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