

Avocet Drive, Willington

aksresidential.com

£425,000



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This property at a glance:



Watch the video



Avocet Drive, Willington



Mikaela says:

"I'm really excited to share this beautifully kept four-bedroom detached home in the lovely village of Willington. It's in a great spot – close to all the local amenities you'd need, plus really handy transport links, so you get that nice balance of village life and convenience. At the front, there's space to park two cars side-by-side, plus a brand new front door that gives the house a nice fresh look and added security.

As soon as you walk in, the home feels bright and spacious, with a layout that just works for modern living. The living room is super cosy with a fresh and stylish feel, along with a built-in electric feature fireplace that's perfect for relaxed evenings.

The real standout is the kitchen/diner – it's a fantastic space with underfloor heating and a high-spec finish. You've got double ovens built into a sleek wall unit, and integrated fridge and freezer units on either side that look great and are really practical. It flows nicely into a utility area, and then into a really versatile family room (converted from the garage), which is ideal for entertaining, a play room or even a home office - anything you need it to be! There's also a handy downstairs WC.

Upstairs, there's a spacious landing leading to four really good-sized double bedrooms. The main bedroom has built-in wardrobes and its own modern en-suite, and the rest are served by a stylish family bathroom.

Outside, the garden is a great size with multiple patio areas – one in particular is perfect for catching the evening sun, whether you're eating outside, having friends round or watching the children play in the garden, it's a great space to enjoy. There's room for a shed too and side access to the front of the house.

All in all, it's a brilliant, modern family home in a really sought-after village – and it's ready for you to move straight in and enjoy."



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Did you spot...

This lovely family home is within walking distance of shops, parks and schools



A message from the seller:

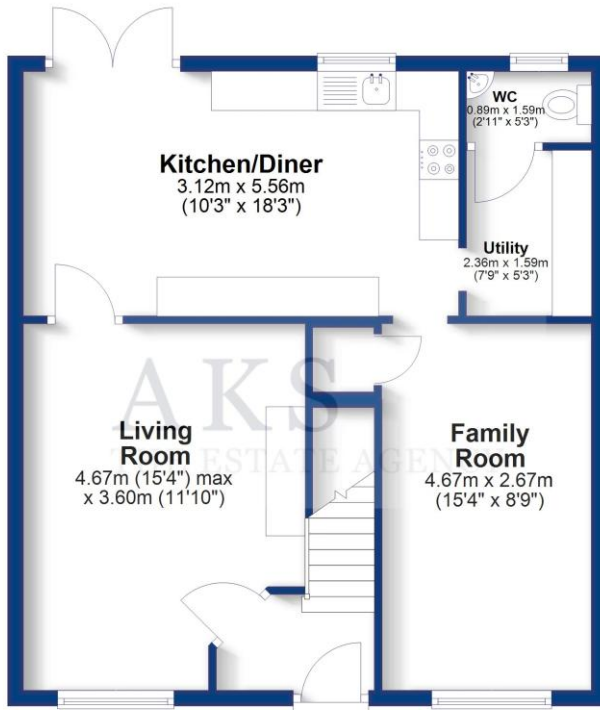
"Thank you for looking at our house. It has been a great home to us and we have absolutely loved living here. We moved in just over 10 years ago as a 2 and we leave as a family of 5. It has been the perfect family home which we have put a lot of love and care into but we are now ready to start a new chapter, in another home. The location of the house is great for family life, with the school, shops, parks, pubs and the marina only short walks away. We really hope whoever lives here next enjoys it as much as we have"

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Floor Plan

Ground Floor

Approx. 57.6 sq. metres (620.0 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.8 sq. feet)



Total area: approx. 110.7 sq. metres (1191.8 sq. feet)

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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300+ 5 star Google Reviews



Key Features:

- FOUR DOUBLE BEDROOM DETACHED HOME
- DESIRABLE VILLAGE LOCATION
- SIDE BY SIDE DRIVEWAY PARKING FOR TWO CARS
- VERSATILE DOWNSTAIRS LIVING SPACE
- EPC C
- CONVERTED GARAGE



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 **Mikaela** call **01332 30 30 30**

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

