Fern Avenue, Willington

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Offers in excess of
£250,000

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This property at a glance:

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Watch the video

Fern Avenue, Willington

Alice says:

"Willington is one of those villages that really does offer the best of both worlds, with lovely walks, popular cafes and pubs, useful local amenities and a welcoming community feel. Situated in the heart of the village, this well-proportioned three-bedroom semi-detached home offers generous living space, a bright and versatile layout and driveway parking for approximately three to four cars. Although the property would benefit from some modernisation, it has all the foundations of a lovely family home and gives its next owners an exciting opportunity to put their own stamp on it.

The property is approached via a spacious driveway, offering plenty of off-road parking and making it ideal for a family or a household with multiple vehicles. The lounge is a fantastic size, with plenty of room for comfortable seating and larger pieces of furniture. It flows directly into the dining area, creating one large, sociable living space that works brilliantly for everyday family life as well as entertaining. There is ample room for a full dining table, while sliding doors open onto the garden and allow plenty of natural light to flow throughout the room.

The kitchen is another generously sized space, offering an excellent amount of countertop and cupboard space. Its practical layout provides plenty of room for preparing meals, while a side door gives convenient, direct access to the garden. Upstairs, the spacious feel continues with two generous double bedrooms, both offering plenty of room for wardrobes and additional furniture. The third bedroom is a comfortable single and could also make an ideal nursery, dressing room or dedicated home office. Completing the first floor is the family shower room.

Outside, the garden can be accessed from both the dining area and the kitchen, creating an easy connection between the indoor and outdoor spaces.

With its generous rooms, bright open-plan living and dining space, ample driveway parking and central village location, I think this is a home with so much potential. It offers buyers the opportunity to update the interiors to their own taste and create a home that can be enjoyed for many years to come."

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Fern Avenue, Willington

Did you spot...

This fantastic family home is available with no upward chain

A message from the seller:

"This was my childhood home, and I've lived in Willington for 42 years, so I know just how lovely the village is. It has everything you could need, from shops, schools, doctors and local pubs and restaurants to excellent transport links, including the train station. The canal is just a five-minute walk away and Mercia Marina around 10 minutes, with plenty of lovely walks and open spaces to enjoy too. It really is a wonderful place to call home."

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Floor Plan

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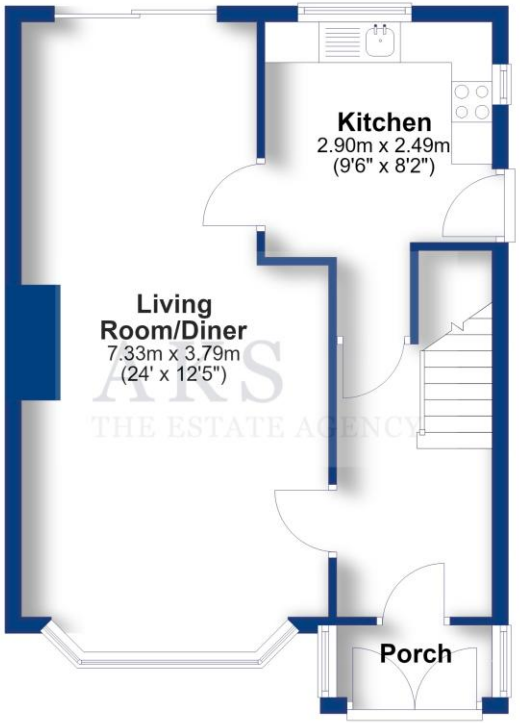
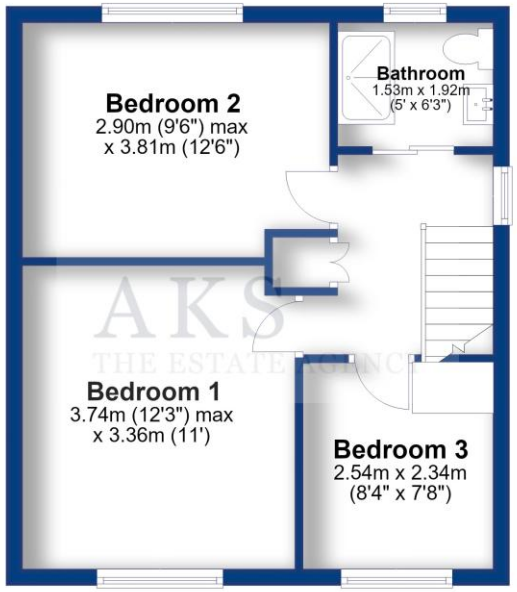
Ground Floor
Approx. 62.7 sq. metres (674.5 sq. feet)

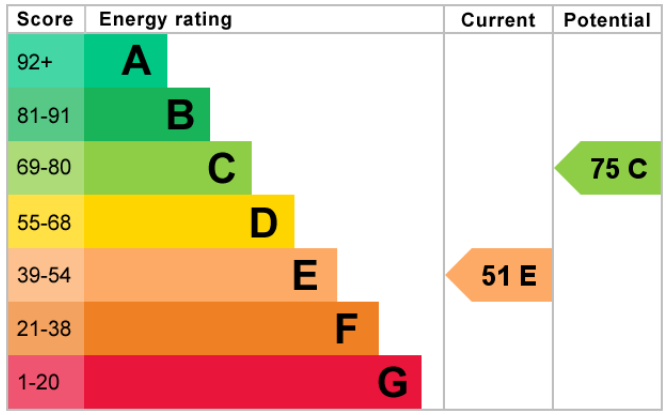


First Floor
Approx. 39.0 sq. metres (420.2 sq. feet)



Total area: approx. 101.7 sq. metres (1094.7 sq. feet)

Energy Performance Certificate



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★★★★★

350+ 5 star Google Reviews

Key Features:

- NO UPWARD CHAIN
- EPC RATING E
- DESIRABLE VILLAGE LOCATION
- 3 BEDROOM SEMI DETACHED HOME
- SINGLE GARAGE AND DRIVEWAY PARKING FOR 3 VEHICLES
- GOOD SIZED GARDEN WITH PATIO AND LAWN

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 **Alice** call **01332 30 30 30**

Click here to watch the property video

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