

# Fletcher & Company

42 Beech Avenue, Willington, DE65 6DB

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Price Guide £260,000

Freehold

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- Superbly Presented, Three Bedroom, Semi-Detached Home
- Situated in a Charming & Popular Village Location
- Three Generously Sized Bedrooms
- Bright & Spacious Accommodation with Excellent Natural Light
- Modern Family Bathroom
- Open Plan Living & Dining Areas
- Private South Facing Rear Garden
- Driveway, Parking & Integral Garage
- Close to Village Centre & Local Amenities
- Excellent Access to A38, A50 & M1 for Commuting





## Summary

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This superbly presented three-bedroom semi-detached home is located in a charming and well-regarded village, offering an excellent balance of space, comfort and community living.

The property benefits from a driveway and integral garage, three generously sized bedrooms and a modern family bathroom, making it an ideal home for families.

Internally, the accommodation is well maintained and thoughtfully arranged, with bright, welcoming spaces throughout and a strong sense of flow. To the rear, the home enjoys a private south-facing garden, perfect for relaxing, entertaining and making the most of natural sunlight throughout the day.

# F&C

## The Location

The property is conveniently positioned within easy walking distance of the village centre, providing access to local amenities while benefiting from a strong sense of community. In addition, the home is ideally situated for commuters, with excellent access to major road networks including the A38, A50, and M1, making travel to nearby towns and cities straightforward and efficient.

## Accommodation

### Ground Floor

#### Porch

The property is approached via a smart and welcoming porch, which immediately sets the tone for the home. Naturally bright due to its surrounding windows, the porch is both stylish and practical, finished with striking black and white flooring and offering excellent space for coats and footwear. A white half-glazed uPVC front door with privacy glass and elegant gold furnishings provides access into the home.

#### Dining Room

Positioned to the front of the property, the dining room is an elegant and generously proportioned space, bathed in natural light from a large window. The room comfortably accommodates a four-seater dining table with ample room to extend, making it ideal for both everyday dining and hosting guests. Tasteful neutral décor with a feature wall and a new radiator complete this inviting room.



## Living Room

The living room flows seamlessly from the dining area via an attractive archway, creating a wonderful sense of openness and continuity across the ground floor. Finished with continuous flooring, the space feels both cohesive and expansive. A large rear-facing window frames views of the garden and floods the room with natural light, providing a calm and relaxing environment for family living.



## Kitchen

The kitchen is a stylish and contemporary space, thoughtfully designed for both practicality and visual appeal. Gloss cream wall and base units are complemented by satin handles and warm wooden square-edge worktops, while navy painted walls add depth and sophistication. Walnut laminate flooring, stainless steel sockets, spotlights and an extractor hood complete the look. The kitchen offers an integrated dishwasher, space for a Rangemaster gas cooker, fridge freezer and a utility appliance making it both functional and well equipped.



## First Floor Landing

## Bedroom One

A superbly proportioned double bedroom located to the rear of the property, enjoying tranquil views over the garden and excellent natural light from a large window. The room features an airing cupboard, tasteful décor with a feature wall and generous space for additional furniture, creating a comfortable and relaxing principal bedroom.



## Bedroom Two

Another impressive double bedroom, positioned to the front of the property and filled with natural light from a large window. The room benefits from a fitted wardrobe, soft carpeted flooring and a calm decorative palette, offering flexibility as a guest bedroom or additional family bedroom.



### Bedroom Three

A well-proportioned single bedroom located to the front of the property. Bright and inviting, the room features a large window, neutral décor with a feature wall and ample space for a wardrobe and drawers, making it ideal as a child's bedroom, home office or nursery.



### Bathroom

The family bathroom is finished to a high standard and benefits from a large rear-facing privacy window, allowing an abundance of natural light while maintaining discretion. The suite comprises a wash basin set within a sleek navy vanity unit, WC and a bath with shower over and mixer tap. Full-height tile-effect wall panels, cushioned flooring, a chrome heated towel radiator, pendant lighting and an extractor fan combine to create a modern and luxurious feel.



### Rear Garden

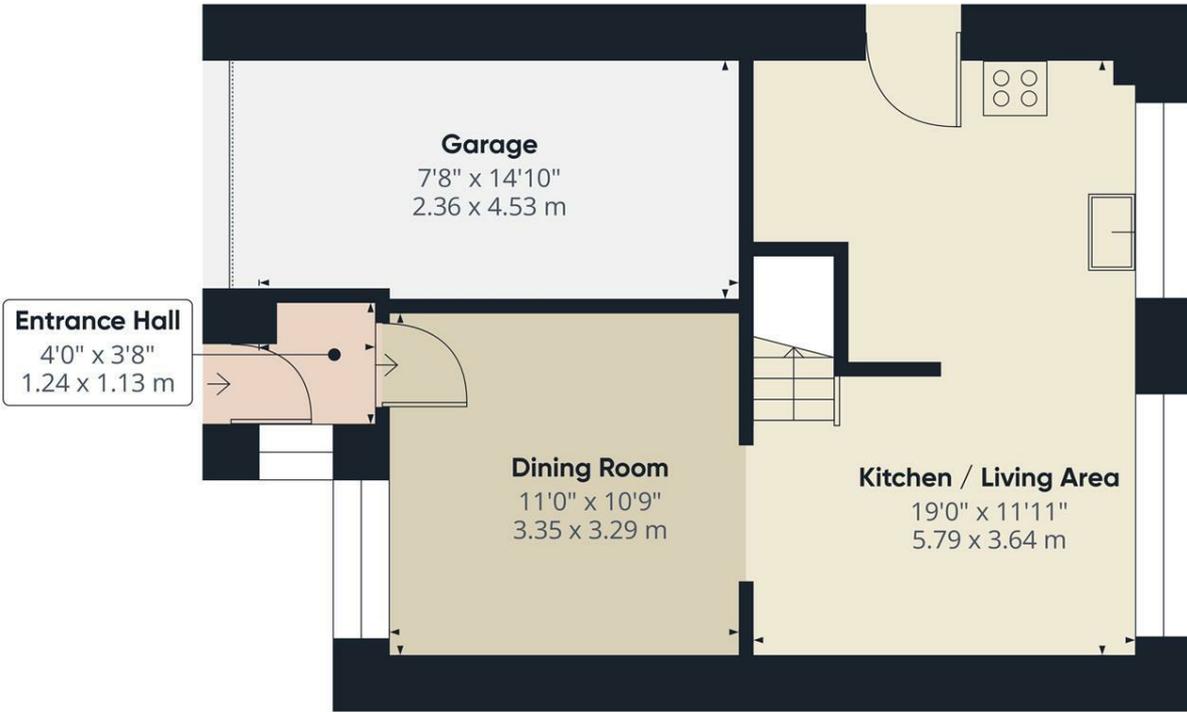
The south-facing rear garden is a standout feature of the home, offering privacy, maturity, and excellent exposure to sunlight throughout the day. Predominantly laid to lawn and framed by established shrubs and trees, the garden also includes fruit trees such as apple, cherry and apricot. The garden boasts a beautifully laid slabbed terrace, offering an ideal setting for outdoor dining and entertaining. This space is further enhanced by convenient side access, a garden shed, an external tap and outdoor power sockets.



### Garage

The integral garage provides secure parking or valuable storage and is fitted with power, lighting and an electric door. The boiler is housed within the garage and benefits from a full service history, adding further peace of mind.

### Council Tax Band B



Approximate total area<sup>(1)</sup>  
484 ft<sup>2</sup>  
45 m<sup>2</sup>

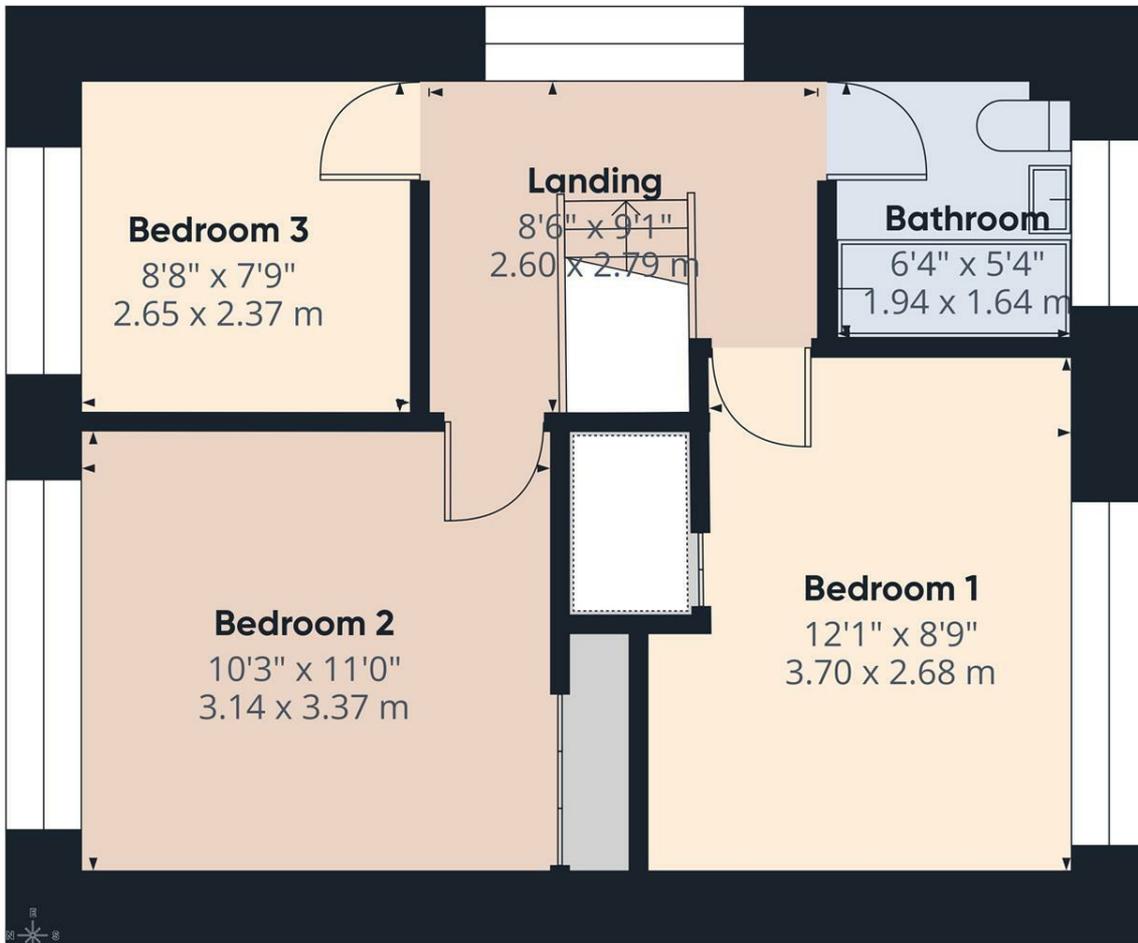
(1) Excluding balconies and terraces

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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Floor 0



Approximate total area<sup>(1)</sup>  
409 ft<sup>2</sup>  
38.1 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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Floor 1



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42 Beech Avenue  
Willington  
DE65 6DB

Council Tax Band: B  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</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	