Georgia Avenue, Willington

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£400,000



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This property at a glance:

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Georgia Avenue, Willington











Sam says:

"Located in a quiet cul-de-sac, there's a real sense of peace and privacy here, especially with the green space to the front and open fields just beyond. It's the kind of setting that feels tucked away, yet still well connected. There's a lovely park nearby for children, and I particularly like the private pathway that leads straight into the village, it just makes day-to-day life that bit easier, especially with great transport links close at hand too.

As soon as you step inside, the house feels bright, modern, and well looked after. The layout works really well, it flows naturally from room to room and gives a great sense of space. The living room is bright and spacious with dual aspect windows but for me, the real highlight has to be the kitchen diner at the rear. It's a fantastic, contemporary space that's clearly been designed with both everyday living and entertaining in mind. I can easily picture friends and family gathering here, with the doors open out onto the beautiful south-facing garden. There's also a downstairs WC, which I know makes a big difference for busy households.
Upstairs, the bedrooms are all well-proportioned, which is always appreciated. The main bedroom has its own ensuite, which adds a nice touch of privacy, and the remaining rooms are served by a smart, modern family bathroom.

The garden is another feature I really like, it feels private and nicely enclosed, with plenty of space to sit out, entertain, or just enjoy the sun throughout the day. This home genuinely feels ready for someone to move straight into and enjoy.

To the front, there's ample driveway parking as well as access to the garage, all set within this really sought-after and peaceful spot.

Overall, I think this is a superb example of a modern family home, it strikes a great balance between style, comfort, and practicality, all in a fantastic village location".

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Did you spot...

This beautiful home is available with no upward chain

A message from the seller:

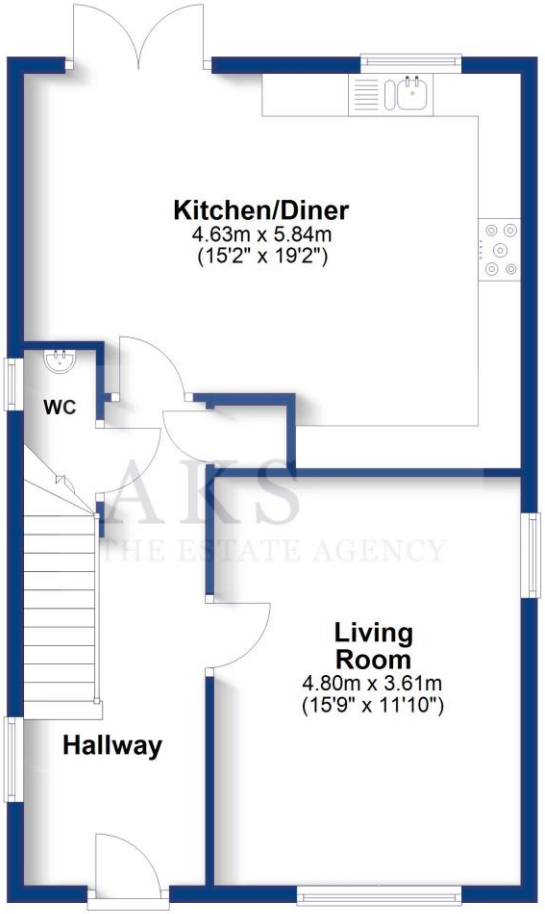
"Our home has been a truly special place for us over the past few years, and leaving it behind is not easy. We've loved the friendly village feel, with everything from cosy local pubs to scenic marina walks right on our doorstep. More recently, since we've had our two daughters, we've come to appreciate the fantastic green spaces, parks, and family-friendly amenities nearby, which have made it such a wonderful place to spend time together. The sense of community here is something we'll always cherish, with kind neighbours who quickly became friends. We're certain whoever moves in will enjoy this home and the area just as much as we have".

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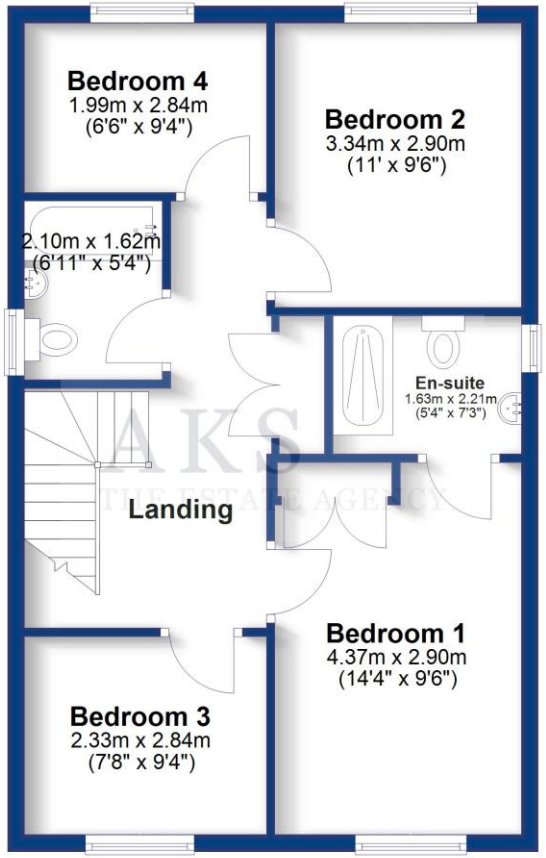
Floor Plan

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Ground Floor
Approx. 55.7 sq. metres (599.2 sq. feet)

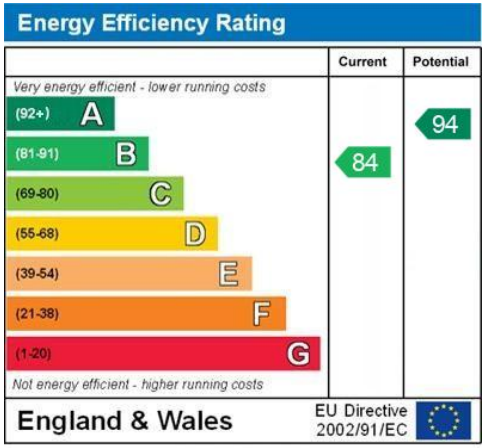


First Floor
Approx. 55.7 sq. metres (599.2 sq. feet)



Total area: approx. 111.3 sq. metres (1198.4 sq. feet)

Energy Performance Certificate



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Registered office: Abacus House, 68a North Street, Romford, Essex RM1 1DA Company No. 10255861 • VAT Number: 245 4496 87

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★★★★★

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Key Features:

- NO UPWARD CHAIN!
- FANTASTIC CUL-DE-SAC LOCATION
- LARGE MODERN KITCHEN DINER
- BEAUTIFUL GREEN OUTLOOK
- WALKING DISTANCE TO VILLAGE AMENITIES AND TRANSPORT LINKS
- SPACIOUS AND BEAUTIFULLY DECORATED THROUGHOUT
- SOUTH FACING GARDEN
- EPC RATING B

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 **Sam** call **01332 30 30 30**

Click here to watch the property video

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