

# Georgia Avenue

Derby, , DE65 6RB



Set in a highly regarded and popular village location is this impressive detached family home, standing on a lovely corner plot with a walled southerly aspect rear garden, together with long drive and good size garage. Spacious accommodation including dual aspect lounge, dining kitchen, master bedroom with ensuite, two further good size bedrooms and family bathroom.

£375,000

John German 

Situated in the sought after Derbyshire village of Willington is this impressive detached family home, standing on a lovely corner plot with plenty of kerb appeal. In easy walking distance of the village centre where there is a choice of pubs, canalside walks, popular Co-op store, together with primary school and John Port catchment and excellent transport links provided by the A38 and A50.

Built by Peveril Homes on this lovely smaller scale development, well presented throughout and ready to move into, set behind a front garden with established hedge and paved path to a front entrance door which opens into a spacious entrance hallway, with staircase off to the first floor and doors leading off.

The lounge is to the left and offers a lovely light filled room with a triple aspect, with windows to front and side and French doors opening out to the rear gardens, together with high ceilings enhancing the feeling of space.

Across the hallway is the superb open plan dining kitchen, perfect for entertaining or the family to get together. With a good size dining area and a well appointed kitchen with a range of base and eye level units with work surfaces over, with integrated oven, hob and extractor, space for further appliances and window framing views across the gardens. There is a useful understairs storage cupboard and a door opening out to the rear.

Completing the ground floor accommodation is the guest WC with close coupled WC and wash hand basin.

To the first floor, a generously sized landing with window to rear and useful storage cupboard has doors leading off to three good size bedrooms. The master is a lovely double with fitted wardrobes, together with an ensuite shower room, with shower cubicle, pedestal wash hand basin and WC. The two other bedrooms both sharing a well appointed family bathroom with panelled bath with shower over and glazed screen, pedestal wash hand basin and WC.

Gardens to rear have a paved terrace ideal for outside dining, together with shaped lawns, space to the rear of the garage ideal for a shed. The property also has the benefit of a long driveway ideal for two cars, and a detached single garage with an up and over front entrance door.

Agents note: There is an estate management fee of TBC

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA3002024

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**John German**

**Approximate total area<sup>(1)</sup>**  
 1168.16 ft<sup>2</sup>  
 108.53 m<sup>2</sup>

**Reduced headroom**  
 9.66 ft<sup>2</sup>  
 0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

⌄ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**









Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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