

Trent Avenue

Willington, Derby, DE65 6DN

John 
German





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£270,000

A superb family home offering plenty of space including two reception rooms, three double bedrooms, a large drive and lovely established gardens set in a highly regarded village location.

The popular village of Willington is well served by a train station, Co-Op store, popular pubs and canal side walks. It is also superbly placed for the A38 and A50 putting the nearby centres of Derby, Nottingham, Burton and Lichfield all in easy reach.

The property is set behind a lovely established and good sized lawned front garden with established borders alongside a block paved driveway providing plenty of off road parking. A front door opens into the porch with tiled floor, window to side and door into the reception hall with stairs to the first floor.

The lounge is a lovely family room that is generous in its proportions with a front facing window, focal point fire surround and French doors opening into a conservatory with views and access to the rear garden.

Across the hall is a dining room that also overlooks the front, this versatile room could also be used as a sitting room, study or family room if needed. An opening leads into the breakfast kitchen that is equipped with a range of base and eye level units, contrasting work surfaces space for appliances and multiple rear facing windows. A door gives access out to the rear garden that has a decked and paved patio area, shaped lawns surrounded by mature borders and a further block paved terrace at the top of the garden.

To the first floor a very good sized landing has fitted storage and a window framing views to the rear. Doors lead to three double bedrooms which are all light and bright that share a well appointed and good sized family bathroom comprising panel bath with shower and screen over, pedestal wash hand basin, WC and chrome towel rail/radiator.

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: 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 B

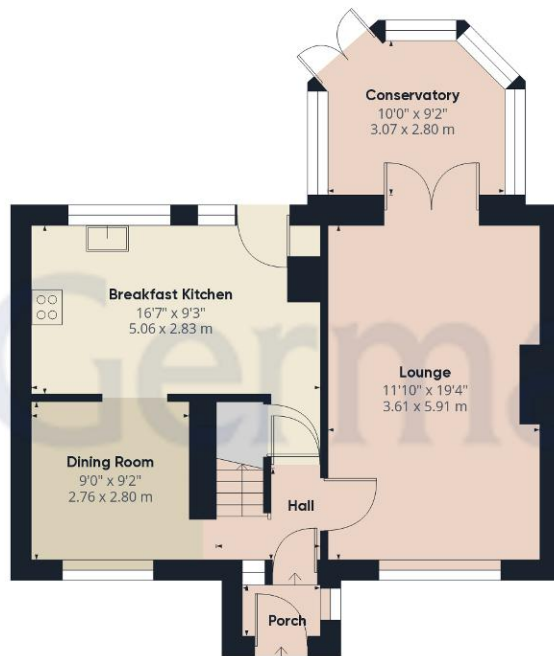
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/16042024

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Floor 1

Approximate total area⁽¹⁾

1153.72 ft²

107.18 m²



Floor 2

(1) Excluding balconies and terraces

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

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



