



## 29 Bittern View, Willington, Derby, DE65 6RY

**Offers In The Region Of £315,000**



Enjoying a small modern development position with private south-facing garden is this brilliantly designed three double bedroom detached property with open plan ground floor living, beautifully presented throughout and attractively offered for sale with no upward chain.





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## DIRECTIONS

The property is accessed off Repton Road in the centre of the village, Repton Road being the road that connects Willington and Repton, the turning for Bittern View being approximately opposite the church. Follow the road towards the end turning left where the property will be found on the right.

The property is located just a short distance from the many amenities, including train station, within this sought after south Derbyshire village. The efficient accommodation which includes both UPVC double glazing and gas central heating comprises, entrance lobby, open plan living dining kitchen, cloakroom WC and access into the integral garage (potential for conversion subject to permissions and regulations.) To the first floor a landing leads into three genuine double bedrooms, the principal with en-suite, finally a spacious main bathroom with shower over bath.

Externally there is a front garden and driveway leading to the garage. The rear garden is particularly private and enjoys a south facing aspect having a patio, expanse of lawn and enclosed by timber fencing with side gate.

Willington is a popular village location with typical village amenities including grocery shops, popular public houses and restaurants, church, canal side walks leading

to Mercia Marina with further shops, restaurants, cafes and retail outlets. The village is also very well connected for transport having a local train station, A38 and A50 road networks connecting to East Midlands Airport and M1 motorway.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE LOBBY

With main front door, side window, stairs lead to the first floor floor, central heating radiator and access into:

#### OPEN PLAN LIVING DINING KITCHEN

26'8" x 11' (8.13m x 3.35m)

Having grey wood effect laminate flooring throughout.

#### LIVING AREA

Positioned to the front of the room with media connections, front facing UPVC double glazed window, ample space for furniture, continuing into:

#### DINING KITCHEN AREA

Beautifully appointed with an excellent range of wall and base units having matching cupboard and drawer fronts, laminate work surfaces and matching splashback, stainless steel sink and drainer, electric oven, gas hob and extractor fan, integrated fridge, freezer and dishwasher, concealed central heating boiler, inset ceiling spotlights, UPVC double

glazed window and door to rear, ample space for a dining table and chairs, radiator.

### REAR LOBBY

With personal access into the garage which is spacious and having space and plumbing for a washing machine.

### CLAOKROOM WC

Beautifully presented with a concealed cistern WC and wash basin, tiling, UPVC double glazed window and radiator.

## FIRST FLOOR

### LANDING

Loft access.

### BEDROOM ONE

11'4" x 10'11" (3.45m x 3.33m)

A spacious bedroom with deep recess, front facing UPVC double glazed window, feature panelled wall, radiator.

### EN-SUITE

6'3" x 4' (1.91m x 1.22m)

Smartly appointed with a double shower

cubicle, mains shower and glazed screen door, wash basin and WC, nicely tiled, UPVC double glazed window extractor fan and chrome towel radiator.

### BEDROOM TWO

13' x 9'2" (3.96m x 2.79m)

A second double bedroom with front facing UPVC double glazed window, radiator.

### BEDROOM THREE

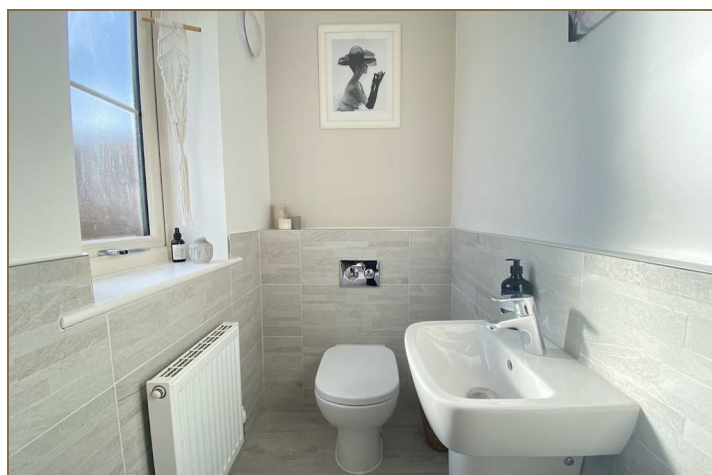
12'1" x 7'10" (3.68m x 2.39m)

A third double bedroom enjoying a rear facing aspect over the garden and view beyond, UPVC double glazed window and radiator.

### BATHROOM

7'11" x 7'11" (2.41m x 2.41m)

Smartly appointed with a white three piece suite comprising a panelled bath with mains shower over and screen, wash basin and WC with concealed cistern, nicely tiled including a deep sill, airing cupboard, UPVC double glazed window, extractor fan and chrome towel radiator.



## OUTSIDE

Externally there is a front garden and driveway leading to the garage. The rear garden is particularly private and enjoys a south facing aspect having a patio, expanse of lawn and enclosed by timber fencing with side gate.

## INTEGRAL GARAGE

16'7" x 8'7" (5.05m x 2.62m)

Main front door, personal door, power, light and with plumbing for a washing machine. Excellent potential for conversion into extra living space/utility room/study etc subject to the necessary permissions and regulations.







## Road Map



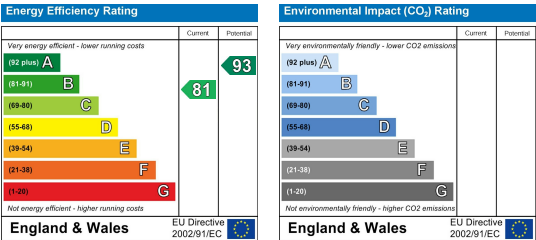
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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