

CURRAN BIRDS + CO

15, DE65
£635,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



STUNNING EXTENDED FAMILY HOME - This beautifully designed and extensively upgraded four double bedroom detached home, offering spacious and beautifully appointed living accommodation with an overall floor area of over 2300 square feet and offers a unique blend of contemporary style, functional living and high quality finishes. This superb home offers a generous plot and includes a most impressive open plan living dining kitchen with wide patio doors giving access to a beautiful low maintenance rear garden that leads to a stunning 23ft x 19ft detached games room/gym with air conditioning and bi-folding doors. This property offers generous room proportions with three particularly spacious double bedrooms, two with contemporary en-suites and a further stylish contemporary bathroom.





The Detail

Step inside this meticulously maintained home and you're welcomed by a beautifully tiled hallway, complete with a traditional column radiator and engineered oak doors leading to the living spaces. The lounge exudes charm with its log burner set in a reclaimed oak surround, feature panelled wall and window to the front elevation with bespoke plantation shutters.

A true feature of this beautiful home is the most spacious and stunning open-plan living kitchen perfectly designed for modern family life. The kitchen is equipped with grey high gloss units, marble-effect quartz worktops with dining island and quality integrated appliances. The living and dining area opens seamlessly to the garden through wide low profile aluminium sliding patio doors, while exposed brick feature wall and column radiators add character to the space. The ground floor also includes a utility room with cream high-gloss units and access to a downstairs wc also giving access to a useful store.

Upstairs, the four well-proportioned bedrooms all feature wood-effect flooring. The spacious primary bedroom benefits from a contemporary en-suite shower room. The two rear bedrooms are particularly spacious and are 22ft in length with bedroom two also including a contemporary en-suite shower room. The most stylish family bathroom includes a feature freestanding bath, dual washbasins and luxurious marble-effect tiling.

The outdoor space offers a block-paved driveway with inset railings, lighting, and electric car charging point. The contemporary styled rear garden is designed for minimal maintenance with its porcelain tiles and artificial lawn. There is a further porcelain paved patio area giving access to the stunning brick built detached games room/gym with bar area and has power, light, air conditioning and bi-folding doors giving access to the patio. This room offers potential to create a detached annexe, office or guest accommodation if desired.





CURRAN BIRDS + CO

The Location

Willington is a highly desirable village, well-regarded for its convenient location with easy access to the A38, connecting both Burton-on-Trent and Derby. The village lies within the catchment area of the sought-after John Port Secondary School and is just moments from the historic village of Repton, home to the world-famous Repton School.

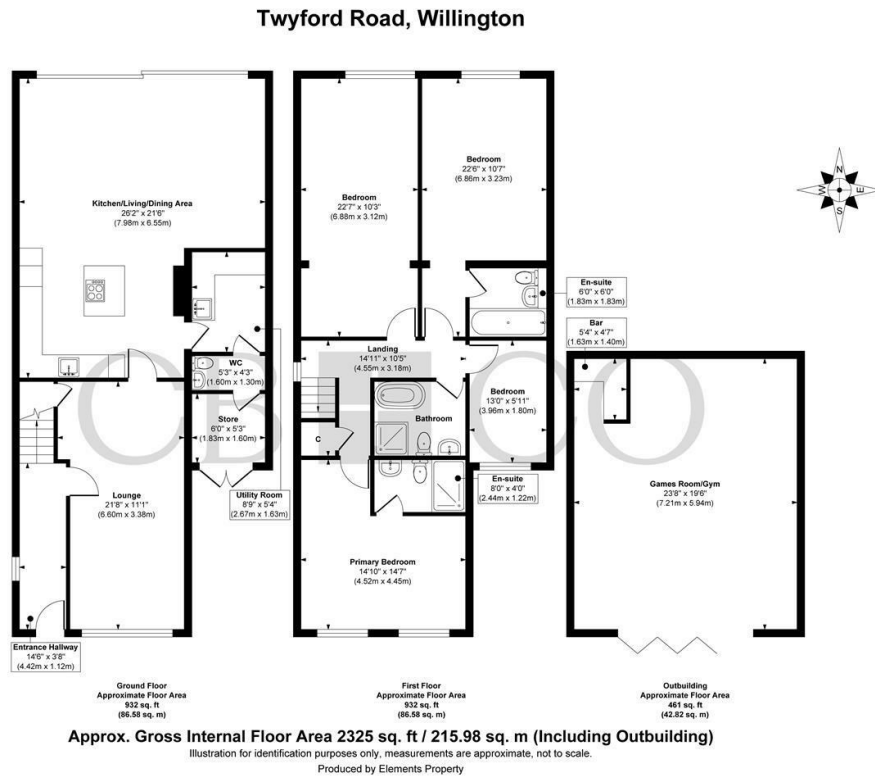
Willington itself offers a comprehensive range of amenities, including a doctor's surgery, a local supermarket, a florist, hairdressers, a reputable primary school, a train station, and regular bus services. The village also features charming inns like 'The Dragon,' located by the picturesque Trent and Mersey Canal.

For those who enjoy outdoor pursuits, the nearby countryside provides scenic walks along the canal and leading to the popular Mercia Marina. A vibrant hub for dining and leisure, Mercia Marina is home to a variety of eateries, including The Lotus, which serves a mouthwatering selection of Indian dishes in a relaxed, canal-side setting. With excellent food, local shops, and a peaceful atmosphere, Mercia Marina offers a perfect escape just a short distance from Willington.









The Particulars

- Superb Extended Detached Family Home on Generous Plot
- Beautifully Presented & Stylish Contemporary Fittings
- Over 2300 Square Feet of Accommodation Including Stunning Detached Games Room
- Entrance Hallway, Stylish Lounge, WC & Utility Room
- Most Spacious Open Plan Living Dining Kitchen with Large Sliding Patio Doors
- Four Double Bedrooms, Two En-Suites & Stunning Family Bathroom
- Generous Driveway, Electric Car Charging Point & Store
- Stunning 23ft x 19ft Detached Games Room with Air Conditioning & Bi-Folding Doors
- Beautiful Contemporary Styled Low Maintenance Garden with Artificial Lawn
- Desirable Village Location close to Mercia Marina

Size

Approx 2325.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

C

CURRAN BIRDS + CO

Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved