

Fletcher & Company

12 Sycamore Avenue, Findern, Derby, DE65 6AT

Offers Around £385,000

Freehold



- Generous Plot with Excellent Potential to Extend
- Good Sized Garden with Decked Seating Area
- Driveway & Garage
- Porch, Hall & Fitted Guest Cloakroom
- Lounge & Conservatory
- Open Plan Living Dining Kitchen
- Three First Floor Double Bedrooms
- Well-Appointed Bathroom
- Close to a Range of Amenities
- Desirable Village Location





Summary

Superbly appointed, three bedroom detached residence occupying a generous plot in a quiet residential location in the desirable village of Findern. The property comprises porch, entrance hall, fitted guest cloakroom, living room with feature fireplace, conservatory, open plan dining kitchen. The first floor landing leads to three double bedrooms and well-appointed bathroom.

Outside, the property occupies a fabulous plot with huge potential to extend to side and/or rear subject to planning consent. There is a large L-shaped garden which wraps around the property and offers a good degree of privacy as well as a composite decked seating area leading off the conservatory ideal for entertaining family and friends. To the front of the property is a block paved driveway providing off road parking and access to an attached single garage.

F&C

The Location

Finden is a popular South Derbyshire village centered around an attractive open green with village store/post office, nursery and primary school, fabulous walks in the surrounding open countryside, close proximity to Mercia Marina where there is a selection of restaurants and shops. Neighbouring Willington also combines to offer further amenities including train station, canal side walks, cafe, selection of pubs and easy access to the A38 and the A50.

Accommodation

Porch

4'7" x 2'11" (1.40 x 0.90)

Composite entrance door with glazed sidelight provides access to porch with wood panelled wall.

Entrance Hall

14'3" x 5'10" (4.35 x 1.80)

With central heating radiator and stylish staircase to first floor. Featuring a wood panelled wall, decorative coving and window to front.

Fitted Guest Cloakroom

6'5" x 2'6" (1.98 x 0.78)

With wood panelled wall, low flush WC and wash handbasin.

Lounge

18'3" x 10'11" (5.58 x 3.34)

Having wood panelled walls, feature fireplace with stone effect surround with raised hearth, central heating radiator, decorative coving, window to front and French doors to rear.



Conservatory

11'0" x 9'11" (3.36 x 3.03)

This is a brick base, double glazed construction with views over the garden and access to a decked area via double glazed French door.



Open Plan Dining Kitchen

12'6" x 12'6" (3.82 x 3.82)

With dining area, central heating radiator and open access to the kitchen.



Kitchen

11'3" x 7'4" (3.45 x 2.26)

Comprising granite effect worktops extending to a breakfast bar, inset one a quarter stainless steel sink unit, tiled surrounds, fitted based cupboards and drawers with complementary wall mounted cupboards, wine storage, integrated washer/dryer, inset four plate gas hob with extractor hood over, built-in fridge/freezer, dishwasher, double oven with grill, window to rear and panelled and glazed door to side.



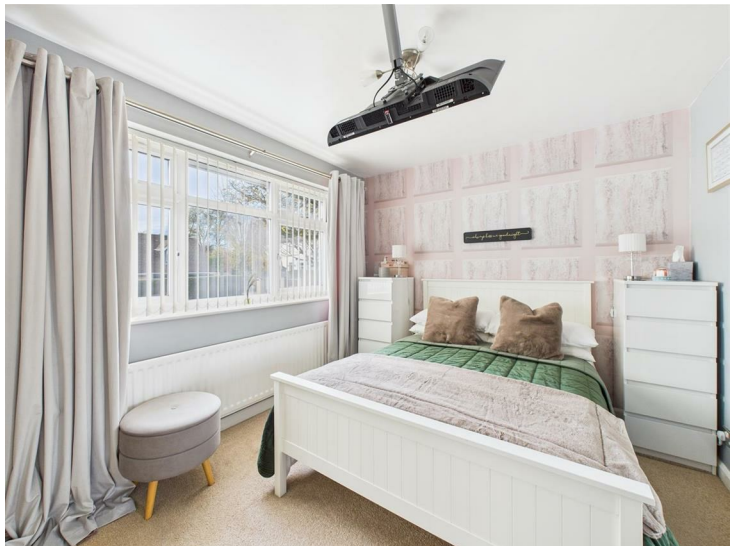
First Floor Accommodation

Having a semi-galleried landing, feature balustrade, central heating radiator, decorative coving and window to front and side.

Bedroom One

10'5" x 9'4" (3.20 x 2.86)

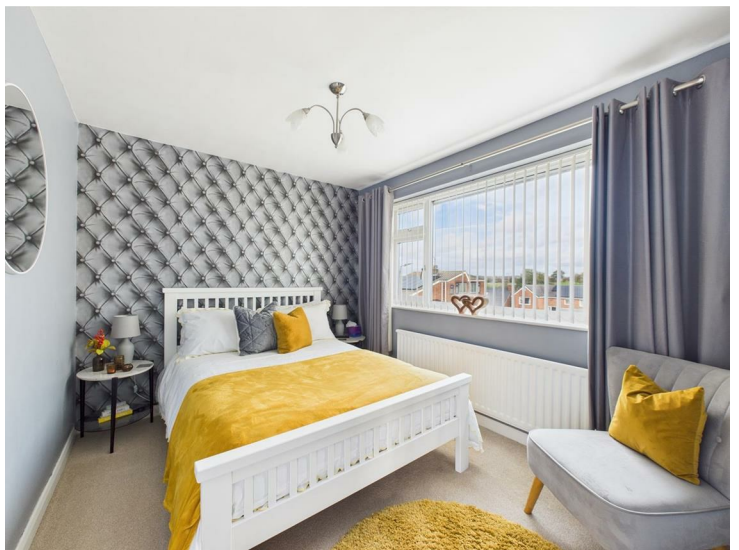
With central heating radiator, built-in wardrobe and window to front.



Bedroom Two

10'7" x 8'7" (3.24 x 2.64)

With central heating radiator and window to rear with views in the distance.



Bedroom Three

10'0" x 7'6" (3.06 x 2.29)

With central heating radiator, stylish built-in wardrobe and window to rear with views in the distance.



Well-Appointed Bathroom

6'10" x 5'5" (2.09 x 1.67)

Partly tiled with low flush WC, pedestal wash handbasin, panelled bath, electric shower, central heating radiator, shaver point and window to rear.

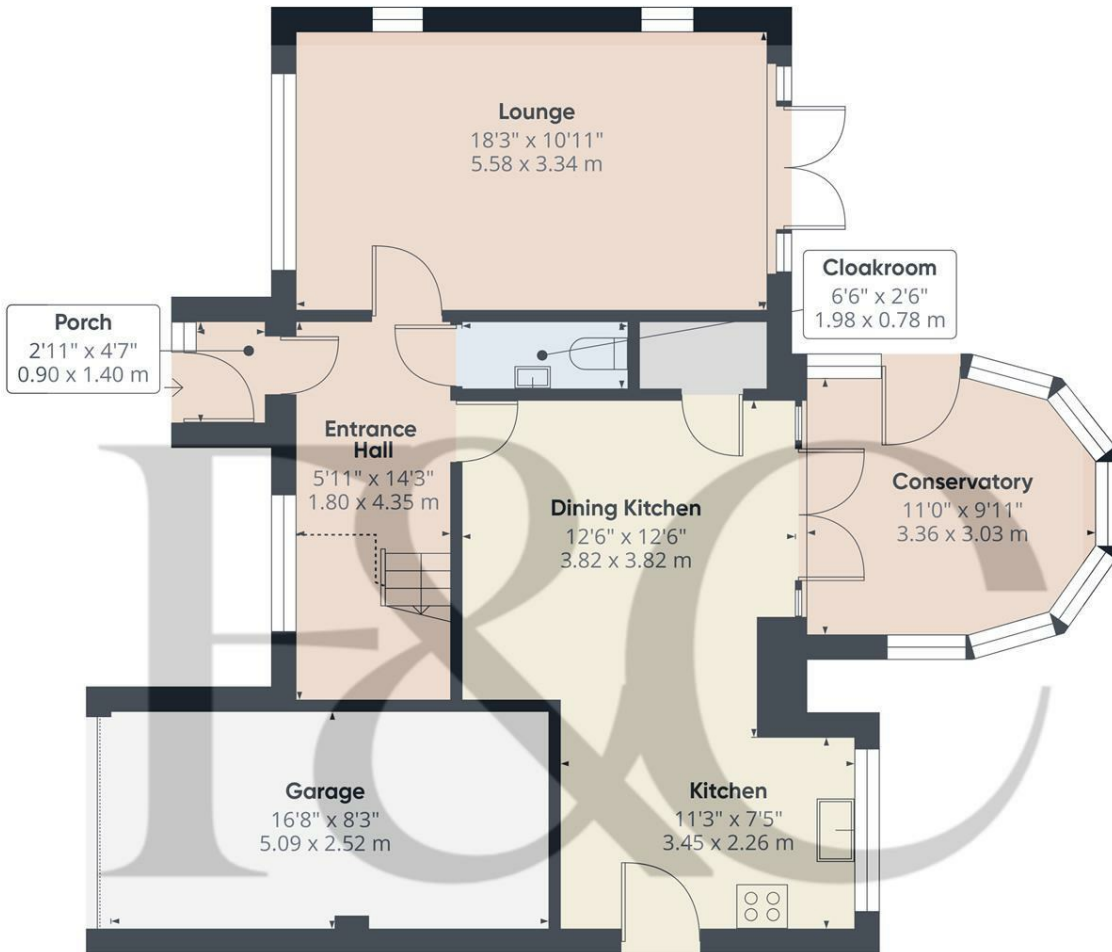


Outside

The property occupies a good sized plot set back behind a block paved driveway and attached single garage. There is a good sized lawned fore garden. To the rear of the property is a fabulous private garden with extensive L-shaped lawn. Borders contain plants and shrubs and there is a decked seating area ideal for entertaining. There is excellent potential to extend to the side and rear subject to necessary planning consent.



Council Tax Band D



Floor 0

Approximate total area⁽¹⁾

827 ft²
76.8 m²

Reduced headroom

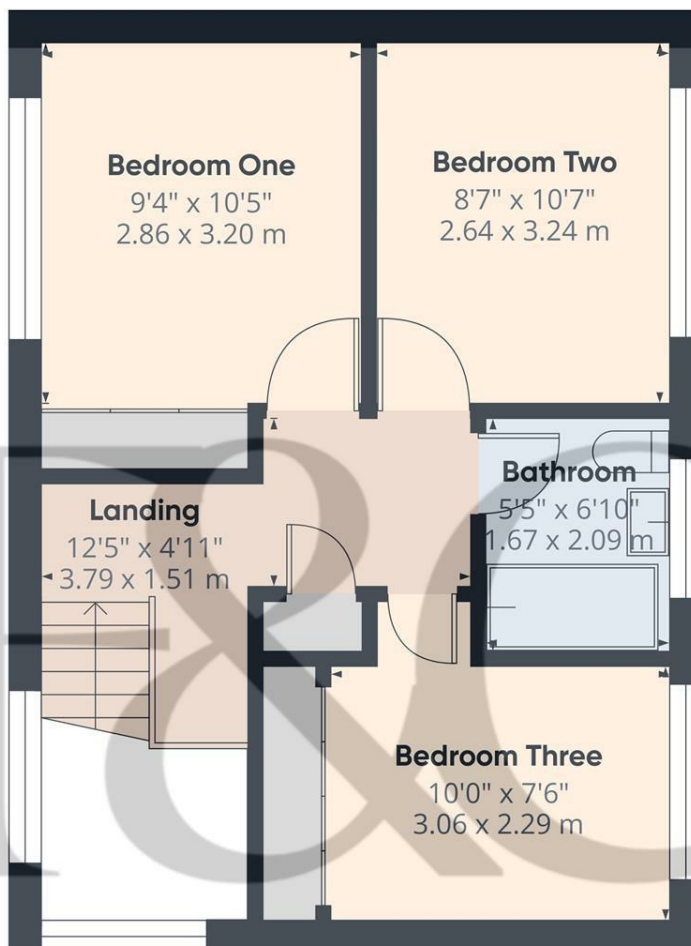
31 ft²
2.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area⁽¹⁾

413 ft²
38.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band: D
Tenure: Freehold

