

# Fletcher & Company

37 Hillside, Findern, Derby, DE65 6AZ

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Offers Around £550,000

Freehold

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- Highly Desirable Village Location
- High Specification Home Throughout
- Greatly Improved by Current Vendors
- Spacious Reception Rooms
- Hallway & Shower Room
- High Specification Fitted Kitchen with Utility off
- Spacious Ground Floor Bedroom with Dressing Room
- Two/Three First Floor Bedrooms & Fabulous Well-Appointed Bathroom
- Private Rear Garden
- Landscaped Fore-Garden with Driveway & Garage







## Summary

This is a superbly appointed, three/four bedroom, detached residence occupying a prime spot in the highly desirable village of Findern.

Sold with the benefit of no upper chain and featuring double glazing, gas central heating and air conditioning the property comprises entrance hall, superbly appointed ground floor shower room, lounge/snug, separate dining room, high specification fitted breakfast kitchen with built-in appliances and utility off and spacious ground floor bedroom with dressing room. The first floor landing leads to a two tier second bedroom with potential nursery/fourth bedroom off, additional double bedroom and superbly appointed bathroom.

The property features a landscaped, low maintenance fore-garden with attractive wrought iron railings, lawn section bounded by screening hedging and mature shrubs and a secret garden. The property also has external lighting, cameras and solar panels. There is a driveway to the side with access to a double garage. To the rear of the property is a low maintenance, extremely private garden featuring an extensive stone terrace/courtyard, useful storage shed and purpose built brick covered barbecuing station.

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## The Location

The village of Findern is highly desirable due to its excellent location just off the A38 and being close to the A50 Making it within commuting distance of other regional centres and major employees in the area. The village itself features an attractive open green at the heart with a post office, nursery and primary school. The village is close to the attractive tourist destination of Mercia Marina, with a varied selection of shops, restaurants and pleasant walks. It is also convenient for Littleover which offers a further range of amenities.

## Accommodation

### Ground Floor

#### Entrance Hall

14'4" x 4'11" (4.38 x 1.52)

A panelled and glazed entrance door provides access to hallway with two central heating radiators, feature tile floor, decorative coving, recessed ceiling spotlighting, staircase to first floor with understairs cupboard and panelled and multi-pane door to lounge.





## Spacious Lounge/Snug Area



### Lounge Area

14'4" x 12'10" (4.39 x 3.93)

With stunning feature fireplace, central heating radiator, TV aerial point, decorative coving, double glazed and leaded window to front and open access to dining area.

### Snug Area

12'1" x 10'8" (3.69 x 3.27)

With period style central heating radiator, air conditioning unit, decorative coving and double glazed and leaded windows to side and front.



## Dining Room

11'11" x 11'11" (3.65 x 3.64)

A separate formal dining room with period style central heating radiator, featured tile floor, decorative coving and double glazed and leaded French doors with matching sidelights giving access to garden.



## Superbly Appointed Breakfast Kitchen

13'3" x 10'11" (4.06 x 3.34 )

Comprehensively fitted with a range of quality high specification worktops extending to breakfast bar and matching upstands, inset one and a half inset sink unit, gloss finish base cupboards and drawers, complementary wall mounted cupboards with a selection of glass fronted display cupboards, Neff induction hob with extractor hood over, eye level built-in microwave oven, integrated Miele dishwasher, appliance space suitable for American style fridge freezer, feature tile flooring, stylish floor to ceiling central heating radiator, decorative coving, double glazed and leaded window to rear, door to garage and open access to utility room.





## Utility

12'1" x 6'10" (3.70 x 2.10)

With continuation of the quality high specification worktops with matching upstands, further gloss finish base cupboards, complementary wall mounted cupboards, appliance space suitable for washing machine and wine fridge, central heating radiator, continuation of the tile floor, decorative coving and double glazed and leaded window to side.



### **Superbly Appointed Shower Room**

12'1" x 3'7" (3.70 x 1.11)

Fully floor tiled and partially wall tiled with a suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, shower cubicle, stylish floor to ceiling central heating radiator and double glazed and leaded window to side.



### **Principle Bedroom**

19'9" x 11'6" (6.04 x 3.51)

A spacious bedroom with two central heating radiators, decorative coving, recessed ceiling spotlighting, air conditioning unit and double glazed and leaded window to front.





### **Walk-In Wardrobe**

12'4" x 3'3" (3.77 x 1.01)

Fully fitted with shelving, drawers and hanging rails.



### **First Floor Landing**

16'11" x 3'2" (5.16 x 0.98 )

With central heating radiator, recessed ceiling spotlighting, storage cupboard and double glazed and leaded window to front.



### **Bedroom Two**

10'9" x 9'9" (3.30 x 2.98)

Currently comprising two bedroom areas which is ideal for a nursery off a main bedroom.

### Bedroom Area One

With central heating radiator, fitted wardrobes and drawers, recessed ceiling spotlighting and sealed unit and double glazed Velux window to rear and open access to further bedroom area/study.





### Further Bedroom Area/Study

Comprising central heating radiator, recessed ceiling spotlighting, wall mounted air conditioning unit and double glazed and leaded window to front.



### Bedroom Three

12'11" x 10'9" (3.94 x 3.29)

Having a central heating radiator, fitted wardrobe, storage to eaves, recessed ceiling spotlighting and double glazed and leaded window to front.



## Superbly Appointed Bathroom

13'5" x 7'1" (4.10 x 2.17)

Appointed with stylish tiling to flooring and walls and comprising a white sweet with low flush WC, vanity unit with wash handbasin and drawers beneath, free standing roll edge bath with shower attachment, separate generous shower cubicle, central heating radiator, recessed ceiling spotlighting and two sealed unit to a glazed Velux windows to rear.





## Outside

The property occupies a corner plot on Hillside which is set back from the road behind a heavily landscaped fore-garden incorporating attractive brick walling, wrought iron railings and timber fencing. Two pedestrian gates lead to a lower, level sunken landscaped patio area, secret garden and an upper level lawn. There is outdoor lighting. To the side of the property is a driveway with access to an attached double garage. The garage also houses the Baxi boiler and has power, lighting, double glazed window to rear and panelled and glazed door to the rear garden. The rear garden is private and low maintenance with stone patio/courtyard, purpose built covered barbecue station, storage shed and power.



## Double Garage

17'10" x 15'9" (5.45 x 4.82)



Council Tax Band E







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#### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>88</b> |
| (69-80) <b>C</b>                            | <b>79</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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Council Tax Band: E  
Tenure: Freehold

