

5 The Green, Findern, Derby, DE65 6AA

Price Guide £495,000

Freehold



- Beautifully Presented Detached Family Home in a Highly Sought-After Location
- Four Generous Double Bedrooms Including a Luxurious Principal Suite
- Spacious & Bright Living Room with French Doors to the Garden
- Multiple Reception Rooms Offering Flexible Family Living
- Stylish Modern Kitchen with Central Island & Integrated Appliances
- Contemporary Family Bathroom & Impressive En-Suite
- Beautifully Landscaped, Private South West-Facing Rear Garden
- Garage with Electric Door & Ample Driveway Parking
- Additional Workshop Space Offering Excellent Versatility
- Positioned in a Beautiful Location close to Local Amenities & Green Spaces





Summary

This substantial, detached family home occupies a desirable position and offers generous, well-proportioned accommodation throughout, making it an ideal opportunity for buyers seeking space, flexibility and the potential to create a truly bespoke home.

While the property would benefit from a programme of modernisation, it provides a strong foundation with multiple reception rooms, four double bedrooms and a spacious layout suited to modern family living. The kitchen and bathrooms are functional but offer clear scope for updating, allowing purchasers to add value and tailor the interiors to their own style and specification.

Externally, the home continues to impress with a private, south west-facing rear garden, enjoying a high degree of seclusion along with mature planting and ample space for outdoor living. A driveway, double garage and additional workshop further enhance the practicality and appeal. Offering excellent potential in a sought-after and attractive setting, this is a rare opportunity to acquire a home of such scale with the ability to modernise and create something truly special.

F&C

The Location

Accommodation

Ground Floor

Entrance Porch

5'2" x 3'2" (1.59 x 0.97)

An elegant introduction to the home, this beautifully presented entrance porch combines practicality with style. Finished with sleek tiled flooring and soft neutral tones, the space is gently illuminated by natural light through a privacy glass window. The striking navy-blue entrance door, enhanced with refined gold furnishings, creates an immediate sense of sophistication, while a glazed internal door offers a seamless transition into the main residence.

Entrance Hall

6'7" x 5'10" (2.01 x 1.80)

A refined and welcoming central space, the entrance hall sets the tone for the quality throughout. With its clean lines, tiled flooring and carefully considered lighting, it offers both style and functionality. From here, the home unfolds effortlessly, with access to the principal reception rooms and a staircase leading to the thoughtfully designed split-level accommodation.



Living Room

19'9" x 11'0" (6.03 x 3.37)

A truly impressive principal reception space, the living room is both expansive and inviting. Elevated slightly to create a sense of distinction, it is bathed in natural light and finished with elegant detailing including ceiling coving and contemporary lighting. A feature electric fireplace provides a charming focal point, while French doors open onto a raised terrace, creating a seamless connection to the beautifully landscaped garden and enhancing the sense of indoor-outdoor living.



Study/Snug

11'9" x 11'8" (3.60 x 3.58)

A versatile and beautifully appointed room, ideal as a private study, reading room or relaxed snug. Positioned to the front aspect, this space offers a quiet retreat, complete with feature lighting and a fireplace that adds warmth and character. Perfectly suited to modern living, it balances comfort with practicality.



Dining Room

15'4" x 11'3" (4.68 x 3.43)

Designed with both entertaining and everyday living in mind, the dining room is an elegant and sociable space. French doors invite natural light and provide direct access to the garden, while the seamless connection to the kitchen enhances its functionality. A refined setting for hosting, it effortlessly accommodates both formal occasions and relaxed family gatherings.



Kitchen

19'7" x 10'5" (5.97 x 3.20)

A stylish and well-equipped kitchen, thoughtfully designed to combine form and function. Featuring an extensive range of cabinetry, quality work surfaces and integrated appliances, it offers everything required for modern living. The central island provides additional workspace and a natural gathering point, while French doors and a large window frame views of the garden, filling the space with light.



Utility Room

10'10" x 4'9" (3.31 x 1.46)

Discreetly positioned, the utility room provides essential additional space for appliances and storage, ensuring the main kitchen remains uncluttered. With direct external access, it enhances the practicality of everyday living without compromising on style.



WC

6'5" x 2'9" (1.97 x 0.84)

A well-appointed cloakroom finished to a high standard, featuring contemporary fittings, integrated storage, and clean, modern lines.



First Floor Landing

9'5" x 7'6" x 4'7" x 3'10" (2.88 x 2.29 x 1.40 x 1.18)

A spacious and well-considered landing area, enhanced by the home's split-level design. Light and airy, it provides access to the bedroom accommodation while adding architectural interest and a sense of flow throughout the upper floors.

Bedroom One

13'8" x 12'9" (4.19 x 3.89)

A beautifully curated principal suite, offering a calm and luxurious retreat. Generous in proportion and filled with natural light, the room is complemented by fitted wardrobes and a dedicated dressing area, all finished in a refined and timeless palette.



En-Suite

7'10" x 6'5" (2.39 x 1.98)

A particularly spacious and indulgent ensuite, designed with both comfort and elegance in mind. Finished with high-quality tiling and fittings, it offers a relaxing sanctuary within the home.



Bedroom Two

12'2" x 9'10" (3.71 x 3.00)

A generous double bedroom enjoying a peaceful outlook over the rear garden. Well-proportioned and thoughtfully presented, it provides an ideal space for family or guests.



Bedroom Three

11'2" x 9'6" (3.41 x 2.90)

Another substantial double bedroom with a pleasant front aspect, offering flexibility and comfort and finished in neutral tones to suit a variety of styles.



Bedroom Four

9'10" x 9'8" (3.00 x 2.97)

A versatile and well-sized room, ideal as a bedroom, guest suite or home office, benefiting from a bright aspect and views over the landscaped garden.



Family Bathroom

6'7" x 5'7" (2.02 x 1.72)

A contemporary and beautifully finished bathroom, featuring elegant tiling and high-quality fittings. The spacious walk-in shower and considered design create a space that is both functional and luxurious.



Rear Garden

A standout feature of the home, the south south west-facing rear garden has been thoughtfully landscaped to create a private and tranquil outdoor haven. With mature planting, defined seating areas, a central lawn and the added benefit of both water and electric sockets, it offers the perfect balance of beauty and practicality - ideal for relaxing or entertaining.



Front Garden & Driveway

The property is approached via a well-maintained frontage, providing private driveway parking and enhancing the home's overall sense of arrival. The inclusion of electric points further adds to the convenience and functionality of the space.

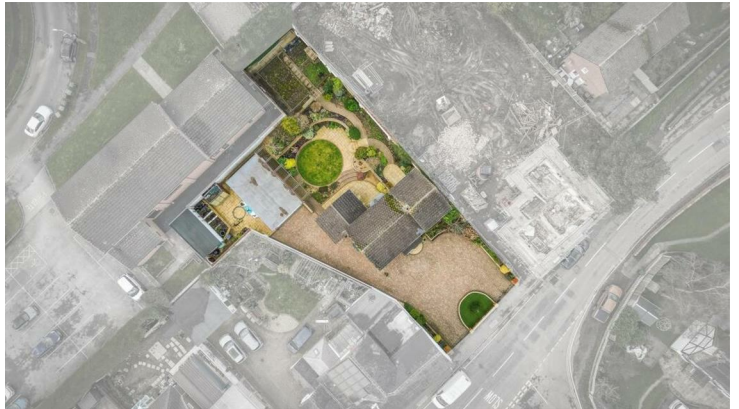


Garage & Workshop

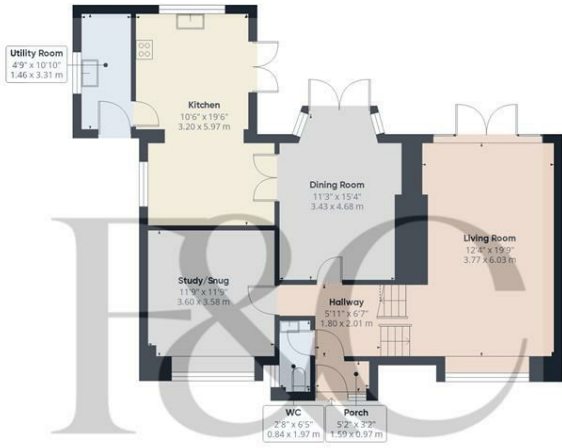
19'9" x 16'11" & 16'6" x 7'7" (6.02 x 5.17 & 5.05 x 2.32)
Completing the property is an integral garage with power and an electric door, alongside a substantial workshop space. Offering excellent versatility, this area is ideal for storage, hobbies or further functional use, adding significant appeal to an already impressive home.



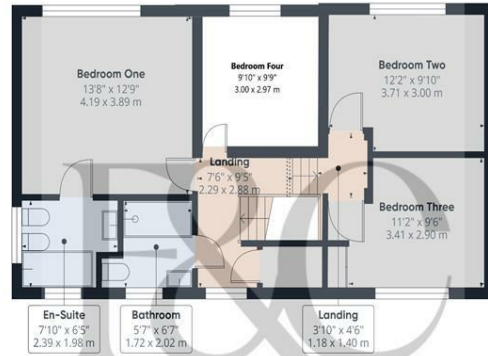
Council Tax Band F



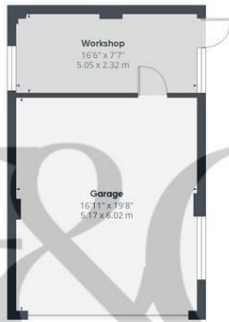




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area^m
1987 ft²
184.6 m²

Reduced headroom
7 ft²
0.7 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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Council Tax Band: F
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	