

# Thrushton Close

Findern, Derby, DE65 6QJ



Set in a lovely quiet cul-de-sac surrounded by properties of a similar high quality is this lovely detached bungalow with spacious well laid out accommodation having extensive parking, a double garage and an attractive rear garden backing onto fields.

£360,000



John German

When thinking of downsizing most people are really only looking to reduce the number of rooms, not reduce the size and comfort of the rooms they do want to use and this bungalow does that perfectly, with a large entrance hall, comfortable and generous reception rooms enjoying a modern open plan layout and two excellent double bedrooms. Also a great buy for younger people looking for something they can easily customise.

Entrance to the property is via an arched storm porch over a uPVC double glazed entrance door that opens into a large entrance hall.

The living room is open plan with what is now the dining room, this was formally bedroom three which could be easily reinstated with the simple addition of a stud wall. Both rooms have large uPVC double glazed windows that overlook the rear garden and field beyond. The living room has a feature fireplace with an elegant "Adam" style surround.

The kitchen has also been partially opened up to the living room and is fitted with an extensive range of base and eye level units with glazed display units with integrated lighting, under unit lighting, roll edge worksurfaces, inset one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks, built-in eye level oven and matching microwave, four ring gas hob with extractor hood over, integrated dishwasher, integrated fridge, tiled floor and a uPVC double glazed opening out into the rear passage. The passage provides access to the front of the property, into the garage and to the rear garden, there is space for utilities and a roll edge worktop.

On the opposite side of the bungalow sits two excellent double bedrooms each with fitted wardrobes, the largest of which overlooks the rear garden and completing the internal accommodation is a generous modern shower room fitted with a low flush WC, pedestal wash basin and a double shower.

Outside in front of the bungalow is a large driveway providing extensive off road parking as well as access to the double garage with a large up and over door, power and lighting connected and plumbing at the rear of the garage where there is space for the washing machine and a sink unit.

The rear garden is tiered with a well-stocked herbaceous borders, lawn and a paved patio area.

The Location - Findern is a sought-after village with a range of amenities including a village green, shop, hairdressers, pleasant countryside walks and easy access to the impressive new Mercia Marina located on the outskirts of neighbouring Willington. The property is conveniently located within easy access of local schooling within the John Port School catchment area and there is a local village primary school in Findern. Private education is also easily accessible with Repton School, Derby Grammar School for boys and Derby High School also being located within a ten minute drive. This property offers great access to the road networks with the A38, A50 leading to the M1 motorway.

**Note:** It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Traditional  
**Electricity supply:** Mains  
**Sewerage:** Mains  
**Parking:** Drive & garage  
**Water supply:** Mains  
**Heating:** Mains  
(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre  
See Ofcom link for speed: <https://checker.ofcom.org.uk/>  
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>  
**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band D  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA/25042025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.











%epcGraph\_c\_1\_185%

AWAITING EPC MEDIA

 OnTheMarket

 rightmove

 RICS

 aria  
propertymark  
PROTECTED

 naea  
propertymark  
PROTECTED

 The Property  
Ombudsman

 APPROVED CODE  
TRADING STANDARDS UK

John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk Sales and Lettings Agent**