

Hawthorn Crescent

Findern, Derby, DE65 6AN

John
German





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£300,000

A stunning semi detached home in the popular village of Findern! The property has been upgraded and benefits from a newly installed ground floor guest WC and an open plan family friendly layout with three well proportioned bedrooms, a generous garden and extensive driveway.



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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.

Entrance to the property is via the front entrance hall with a uPVC double glazed entrance door, stairs rising to the first floor and doors leading off to the living room and to the ground floor cloaks/WC. The stylish guest cloakroom has been fitted with a low flush WC, wall mounted vanity wash basin with storage beneath and a matt black heated towel rail.

The living room is open plan to the dining room with a uPVC double glazed picture window overlooking the front elevation, focal point fireplace with "Adam" style surround and marble back and hearth, fitted carpet and a central heating radiator. The dining room is also open plan to the kitchen with uPVC double glazed French doors opening out into the conservatory, a central heating radiator and laminate flooring running through to the kitchen. The kitchen is fitted with a range of modern base and eye level units with roll edge worksurfaces, inset sink unit, tiled splashbacks, space for a full range of appliances, uPVC double aspect windows to the side and rear elevations overlooking the gardens. The utility room has space for appliances, a uPVC double glazed window to the side and a matching entrance door to the side.

The conservatory is brick built with uPVC double glazed windows and a polycarbonate roof with a ceiling fan light and French doors opening into the garden.

On the first floor stairs lead to a central landing with a uPVC double glazed window to the side and doors leading off to the bedrooms and bathroom. The fully tiled modern bathroom is fitted with a full three piece suite comprising low flush WC, pedestal wash basin and a panelled "P" shaped bath with shower over, chrome heated towel rail, uPVC double glazed window to the rear. There are two double bedrooms and a good sized single bedroom, all have uPVC double glazed windows and central heating radiators.

Outside the property is set well back from the road behind a generous gravelled driveway which has been recently refurbished with gated access to the generous garden which extends along the side and rear of the property, being mainly laid to lawn with a sunny paved and gravelled patio area and a lovely timber summer house in the corner.

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: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Not currently connected

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 B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/19052025





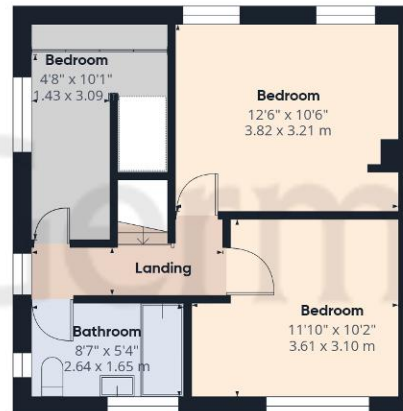


Ground Floor

Approximate total area^m

949 ft²

88.1 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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