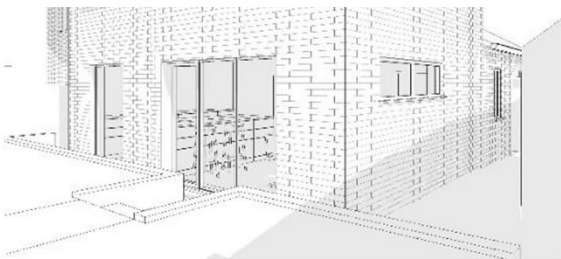




15 Wallfields Close

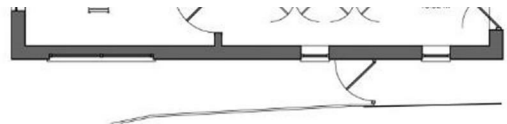
Findern, Derby, DE65 6QL

Price £315,000

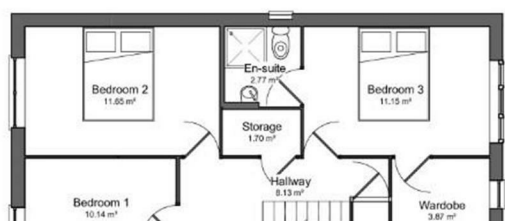


Proposed Perspective Rear View Scale

1. All dimensions are approximate and are for information only. 2. The floor plan is a proposed plan and is subject to change without notice. 3. The floor plan is not to scale. 4. The floor plan is not a legal document. 5. The floor plan is not a guarantee of accuracy. 6. The floor plan is not a warranty of performance. 7. The floor plan is not a statement of opinion. 8. The floor plan is not a recommendation. 9. The floor plan is not a contract. 10. The floor plan is not a binding agreement. 11. The floor plan is not a legal document. 12. The floor plan is not a guarantee of accuracy. 13. The floor plan is not a warranty of performance. 14. The floor plan is not a statement of opinion. 15. The floor plan is not a recommendation. 16. The floor plan is not a contract. 17. The floor plan is not a binding agreement.



Proposed Ground Floor Plan Scale 1 : 100



15 Wallfields Close

Findern, Derby, DE65 6QL

Price £315,000



GENERAL INFORMATION

THE PROPERTY

Sit in the popular village of Findern is this three-bedroom detached residence sold with the benefit of planning permission (DMPA/2022/1551) for a two-storey side and rear extension. Delightfully situated on a corner plot adjacent to a green area the gas centrally heated and double glazed accommodation currently offers an entrance hall, lounge opening into the dining area with french door out to the garden, and a modern fitted kitchen. On the first floor are three bedrooms and a modern bathroom.

Outside is a paved path leading to the entrance door and a lawned frontage. The rear garden is fully enclosed and offers a patio and lawn. To the rear of the garden is a drive which leads to the former garage which has been converted to create a storage space and a former gym/study/playroom.

LOCATION

Findern is a popular village location with an attractive village green, a beautiful church, a post office, a well-regarded primary school and is close to Mercia Marina with its boutique shops, cafes and restaurants. There are lovely canal and countryside walks.

For those that travel, there is excellent access to the A38 and A50 for onward travel to the cities of Leicester, Nottingham, Birmingham and Stoke on Trent. The nearby city of Derby is a short drive away and offers a full range of shopping and leisure facilities.

ACCOMMODATION

Side entrance door opening through to hallway.

HALLWAY

5'4" x 5'10" to window (1.64m x 1.80m to window)

Has a feature arch window to the front aspect, stairs off to the first floor, radiator and door opening through to lounge.

LOUNGE

12'0" x 13'8" (3.68m x 4.19m)

Has a deep bay window to the front aspect, radiator, ceiling light point and an arch way that leads through to the dining room.

DINING ROOM

8'2" x 12'9" (2.50m x 3.89m)

French doors leading out onto the terrace with glazed screen, ceiling light point and radiator, a door leads off to the modern fitted kitchen.

MODERN FITTED KITCHEN

16'2" x 6'10" (4.93m x 2.09m)

Is fitted with a range of base cupboards, drawers and wall mounted cabinets, worktops incorporate a four ring electric hob and a one and a quarter stainless steel sink and side drainer, there are attractive tiled splashbacks, windows to the front and side aspect and a full glazed door leading out to the side, there is tiled flooring, recessed ceiling down lights and a useful storage cupboard ideal for shoes and boots. Integrated appliances include an Bosch oven, dishwasher, fridge and freezer.

FIRST FLOOR

LANDING

6'0" x 9'7" min (1.85m x 2.94m min)

With loft access point, window to the side aspect, overhead storage cupboard where the domestic hot water and central heating boiler is housed and shelving for linen. Doors lead off to:

BEDROOM ONE

14'9" to the window wall x 9'0" (4.50m to the window wall x 2.75m)

Is fitted with a range of wardrobes with matching bed side cabinets and over head cabinets, window to the front aspect, radiator and ceiling light point.

BEDROOM TWO

9'0" x 9'1" to wardrobe door fronts (2.76m x 2.78m to wardrobe door fronts)

Window to the rear aspect, ceiling light point, radiator, two double built in wardrobes providing hanging space and shelving.

BEDROOM THREE

6'0" x 6'10" (1.83m x 2.10m)

Has a window to the front aspect, radiator and ceiling light point.

BATHROOM

5'11" x 6'5" (1.81m x 1.98m)

Is equipped with a range of vanity units with built in W.C. and hand wash basin with mixer tap over and a matching range of wall mounted cabinets, a panelled bath has a separate shower over with glazed screen, there is a window to the rear aspect and a chrome heated towel rail.

OUTSIDE

To the front, the property sits on a lovely corner plot on the corners of Wallfields close and Cardales close and has a grass frontage. The rear garden is fully enclosed with a decked patio area, lawn, further

Tel: 01283548194

patio area to the side and a soft play area. A gate leads out to the parking area where the former garage sits with an up and over door providing storage and then a door from the garden opening into the converted hobbies room/playroom/study/garden room.

GARDEN ROOM/PLAYROOM/STUDY

9'10" width x 7'1" min (3.02m width x 2.17m min)

Is fully insulated with recessed ceiling down lights, wood effect flooring, power and light.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

COUNCIL TAX BAND

South Derbyshire District Council - Band C

CURRENT UTILITY SUPPLIERS

Gas
Electric
Oil
Water - Mains
Sewage - Mains
Broadband supplier

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CONSTRUCTION

Standard Brick Construction

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

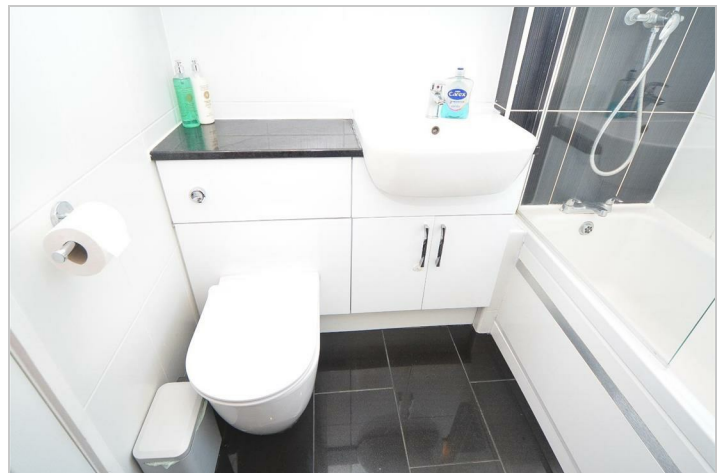
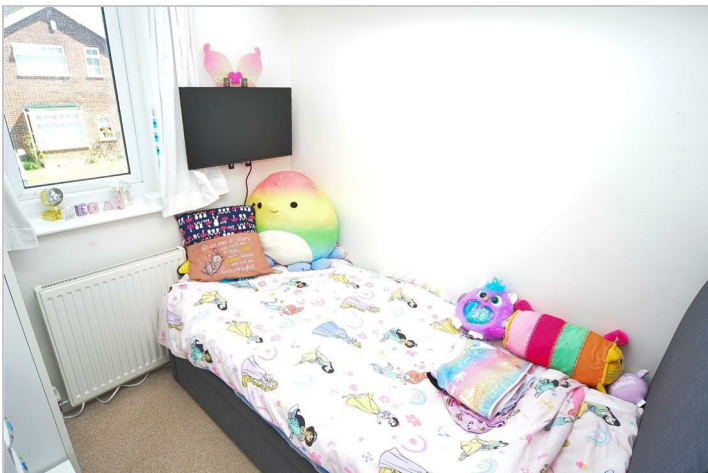
<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 04/2024)

A



Road Map



Hybrid Map



Terrain Map



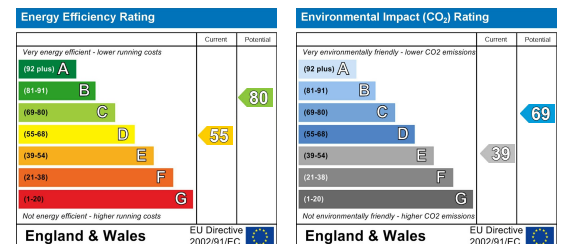
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.