



44 Wallfields Close
Findern
Derby
DE65 6QL

Offers In The Region
Of £425,000

- VILLAGE LOCATION
- FIVE BEDROOM DETACHED RESIDENCE
- THREE RECEPTION ROOMS
- CONSERVATORY
- KITCHEN AND UTILITY
- PRINCIPAL BEDROOM WITH ENSUITE
- FAMILY BATHROOM
- PARKING
- ENCLOSED REAR GARDEN BACKING ONTO A Paddock
- VACANT POSSESSION

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

THE PROPERTY

This five-bedroom detached residence is offered for sale with vacant possession and is situated at the head of this popular cul de sac. Backing onto a paddock at the rear, the gas centrally heated accommodation offers an entrance hallway with storage, three reception rooms, a guest cloakroom, a fitted kitchen and a utility.

On the first floor is a principal bedroom with an ensuite and four further bedrooms.

OUTSIDE

To the front is a driveway offering parking for several vehicles, and to the rear is an enclosed garden with a patio, lawn and a workshop/hobbies room.





LOCATION

Findern is a popular village location with great access back into the city of Derby and great access to the surrounding road network with the A38 and A50 for those requiring travel to the further commercial centres in the area. The village offers popular garden centres, a post office, village hall, and the nearby Mercia Marina offers an array of boutique shops, cafe and restaurant.

ACCOMMODATION

Entrance door opening through to hallway.

HALLWAY

1.85m min 2m max x 6.47m (6'0" min 6'6" max x 21'2")

Has attractive wood flooring, stairs off to first floor, useful under stair storage cupboards ideal for boots and shoes and doors opening off to:

GUEST CLOAKROOM

1.61m x 1.30m min 2.72m max (5'3" x 4'3" min 8'11" max)

Has a radiator, obscure window to the side aspect, wall mounted hand wash basin with tiled splashback and W.C., there is a ceiling light point and tiled flooring.

LOUNGE

5.16m to window x 3.10m max 2.72m min (16'11" to window x 10'2" max 8'11" min)

Has a bow window to the front aspect, radiator, ceiling light point and contemporary style fire surround with electric fire inset.

FURTHER LOUNGE

5.45m x 2.73m max (17'10" x 8'11" max)

Obscure window to the side aspect, window to the front aspect, coving to ceiling, radiator and ceiling light points.

DINING ROOM

2.29m x 3.39m min (7'6" x 11'1" min)

Wood effect flooring, radiator, ceiling light point and sliding patio doors opening through to conservatory.

CONSERVATORY

2.66m x 2.44m (8'8" x 8'0")

Has a door to the rear garden, wall light points and tiled flooring.

KITCHEN

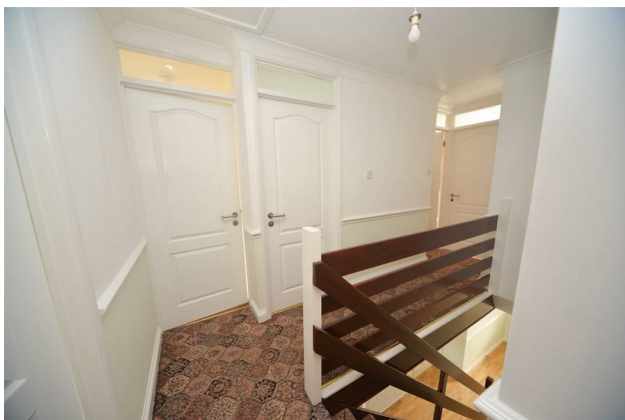
4.89m x 2.80m max 2.56m min (16'0" x 9'2" max 8'4" min)

Fitted with a range of base cupboards, drawers, matching wall mounted cabinets with work tops that incorporate a one and a quarter stainless steel sink and four ring gas hob. There is space for a fridge freezer, dishwasher, there is an integrated double oven, two windows looking out into the rear garden, a door giving access out onto the patio, there is a useful storage cupboard and a further door opens through to the utility.

UTILITY

1.81m x 2.73m (5'11" x 8'11")

Is fitted with base cupboards and matching wall mounted cabinets, work tops incorporate a stainless steel sink with mixer taps, the Valiant domestic hot water and central heating boiler is



housed here, obscure window to the side aspect, provision for washing machine, space for tumble dryer, radiator and ceiling light point.

FIRST FLOOR

LANDING

1.69m x 3.23m min 4.13m max (5'6" x 10'7" min 13'6" max)

Has loft access point, ceiling light point, airing cupboard housing the domestic hot water and central heating tank and all doors lead off:

BEDROOM ONE

2.77m x 4.13m to front of wardrobe (9'1" x 13'6" to front of wardrobe)

Window to the front aspect, radiator, ceiling light point, coving to ceiling and a range of built in wardrobes providing hanging space and shelving. A door leads through to the en suite shower room.

EN SUITE SHOWER ROOM

2.20m x 1.28m min 2.75m max (7'2" x 4'2" min 9'0" max)

Has a tiled floor, pedestal hand wash basin with tiled splashbacks, W.C., and fully tiled shower enclosure with glazed doors, obscure window to



the rear aspect and a beautiful built in storage cupboard with shelving.

BEDROOM TWO

2.73m width x 3.76m (8'11" width x 12'4")

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

BEDROOM THREE

2.73m x 3.92m (8'11" x 12'10")

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

BEDROOM FOUR

1.90m x 3.02m to window (6'2" x 9'10" to window)

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

BEDROOM FIVE

1.92m x 2.87m (6'3" x 9'4")

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



BATHROOM

1.62m width x 2.94m length (5'3" width x 9'7" length)

Equipped with W.C., Vanity unit with hand wash basin over, bath with mixer taps with shower attachment and separate Triton electric shower over with glazed screen, there are tiled surrounds, radiator, coving to ceiling, ceiling light point and obscure window to the side aspect.

OUTSIDE

The property sits back off Wallfields Close at the end of the Cul de sac, the tarmac driveway providing ample parking for several vehicles, the rear of the garden is fully enclosed with a paved patio area, lawn and workshop. The property overlooks a paddock to the rear.

COUNCIL TAX BAND

South Derbyshire District Council - Band D

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.



CURRENT UTILITY SUPPLIERS

Gas
Electric
Oil
Water - Mains
Sewage - Mains
Broadband supplier

BROAD BAND SPEEDS

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

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.

CONSTRUCTION

Standard Brick Construction

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/>

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/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 06/2024) A

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 81 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
70	
England & Wales	EU Directive 2002/91/EC

SALES OFFICE
 Unit 17 Eastgate Business Centre
 Eastern Avenue
 Burton upon Trent
 DE13 0AT
 T: 01283 548194 /01332 208820
 E: sales@scargillmann.co.uk

LETTINGS OFFICE
 17 Mallard Way
 Pride Park
 Derby
 DE24 8GX
 T: 01332 206620
 E: lettings@scargillmann.co.uk

www.scargillmann.co.uk