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West Lawn, Findern
£1,200 PCM



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



PEACEFUL CUL-DE-SAC SETTING WITH FIELD VIEWS – West Lawn is a beautifully modernised, detached chalet-style bungalow nestled in the heart of Findern. Situated at the end of a quiet cul-de-sac and backing directly onto open fields, this stylish home offers the perfect balance between privacy and modern comfort. The property has been thoughtfully updated throughout, with a striking open-plan kitchen/living space featuring granite worktops, high vaulted ceilings, and French doors opening onto a private garden with raised beds and patio areas. A spacious lounge, two well-proportioned bedrooms—each with their own bathroom—and generous storage options make this home ideal for professionals, downsizers, or couples seeking refined yet relaxed living. With its peaceful outlook, contemporary interiors, and impressive outdoor space, West Lawn is a rare opportunity to enjoy an upgraded home in a sought-after village setting.





The Detail

Approached via a large private driveway with off-road parking for up to three vehicles, West Lawn immediately impresses with its attractive frontage and well-maintained, low-maintenance gardens. Step inside and you're welcomed into a bright entrance hallway, leading to a spacious second bedroom with a large UPVC window and the family bathroom, featuring a panelled bath with shower over, tiled walls, a mirrored cabinet, and a sleek vanity unit.

The heart of the home is the open-plan kitchen/living area—an inviting and flexible space ideal for everyday living and entertaining alike. Grey contemporary wall and base units are complemented by granite worktops and a suite of integrated appliances, including an electric oven, gas hob, fridge-freezer, dishwasher, and washing machine. Recessed lighting and high vaulted ceilings enhance the sense of space, while French doors open out to the garden, bringing in natural light and framing the peaceful views beyond.

Upstairs, the main bedroom is a serene retreat, complete with vaulted ceiling, Velux windows, and bespoke built-in wardrobes. The adjoining en-suite features a walk-in shower, heated towel rail, and a modern vanity unit. Ample storage is provided with an L-shaped walk-in cupboard under the eaves and a separate boiler cupboard.

Externally, the garden is beautifully arranged with two patio seating areas and raised pebblestone beds, all enjoying uninterrupted views over the adjoining fields—a perfect spot for morning coffee or evening relaxation.





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The Location

Positioned within the picturesque village of Findern, West Lawn enjoys a peaceful cul-de-sac setting with excellent access to a range of nearby attractions and amenities. Just a short distance away is the award-winning Mercia Marina, home to an array of boutique shops, cafés, restaurants, and stylish bars set around a scenic waterfront—an ideal destination for dining, shopping, or weekend relaxation.

Findern itself offers a strong sense of community and convenience, with a charming garden centre, village pubs, and access to beautiful canal-side walks leading towards Willington and beyond. The nearby village of Willington features additional amenities including The Dragon, a popular pub and dining spot known for its riverside terrace and modern gastropub menu.

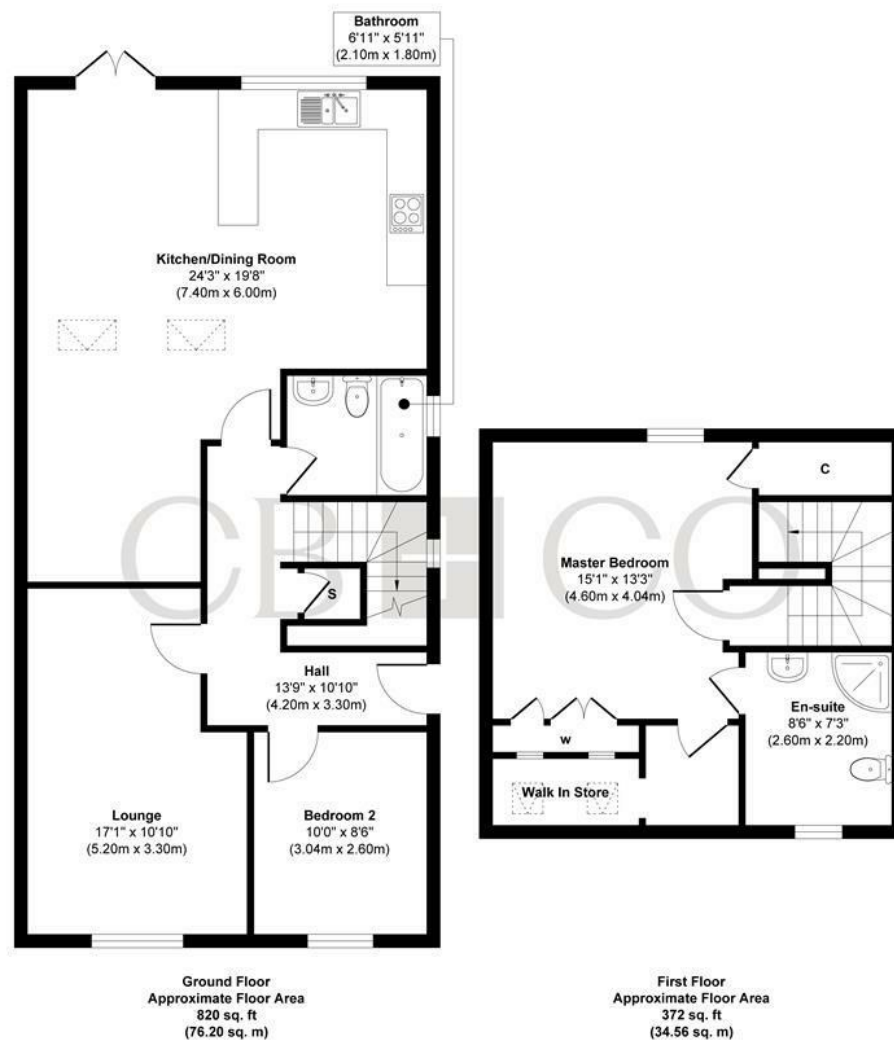
Families will appreciate that the property falls within the John Port Spencer Academy catchment area, a well-regarded secondary school in nearby Etwall. With swift transport links to Derby, Burton-upon-Trent, and major routes including the A38 and A50, this location combines lifestyle appeal with everyday practicality.







8 West Lawn



Approx. Gross Internal Floor Area 1192 sq. ft / 110.76 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The Particulars

- Detached And Fully Modernised Chalet-Style Bungalow
- Quiet Cul-De-Sac Position With Private Driveway Parking For Up To Three Vehicles
- Beautiful Rear Garden With Two Patio Areas, Raised Beds, And Open Field Views
- Stylish French Doors Opening Onto The Garden From The Open-Plan Living Area
- Low-Maintenance Exterior With Landscaped Front And Rear Gardens
- Contemporary Open-Plan Kitchen/Living Space With Vaulted Ceiling And Integrated Appliances
- Two Double Bedrooms, Master With En-Suite Plus Generous Built-In Storage
- Close To Mercia Marina With Boutique Shops, Cafés, Restaurants, And Waterside Bars
- Village Setting Near Garden Centre, Canal Walks, And John Port School Catchment
- Available Now, Ready For Immediate Occupancy

Size

Approx 979.52 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

C

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Let's *Talk*

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