

4

Hawthorn Crescent, Findern, Derby, DE65

£185,000 Freehold



- No Upper Chain
- Gas Central Heating & Double Glazing
- Entrance Hall with Staircase to First Floor
- Lounge/Dining Room
- Fitted Kitchen
- Two Bedrooms, Box Room & Bathroom
- Enclosed Lawned Rear Garden with Beautiful Outhouse Providing Storage
- Potential for Off-Road Parking (Subject to Necessary Planning Consent)





Summary

A two/three bedroom, mid-terraced residence occupying a popular location in the village of Findern.

This is an opportunity to acquire a realistically priced two/three bedroom, mid -terrace residence in the popular village of Findern. Sold with the benefit of no upper chain featuring double glazed and gas central heated accommodation with double glazed entrance hall, lounge/dining room, fitted kitchen, two good sized first floor bedrooms, box room/nursery and bathroom.

To the front of the property is a garden which could be converted into off-road parking subject to necessary planning consent. To the rear is an enclosed, mainly lawn garden with useful storage facility.

F&C

The Location

Findern is a popular village with nursery, primary school and shop. Nearby Mercia Marina is a fabulous place to visit with a selection of shops, restaurants and pleasant views over the marina. Neighbouring Willington offers a further range of facilities including a train station, cafe, small supermarket, primary school, pubs and pleasant walks along the Trent and Mersey canal. The property is also convenient for the A50 and the A38.

Accommodation

Ground Floor

Entrance Hall

5'9" x 3'10" (1.76 x 1.19)

A panelled entrance door provides access to the hallway with central heating radiator, understairs storage cupboard, staircase to first floor and double glazed window to front.

Lounge/Dining Room

18'4" x 9'2" (5.59 x 2.80)

With two central heating radiators and double glazed window to front and rear.

Kitchen

12'0" x 9'4" (3.68 x 2.87)

With granite effect worktops, tiled surround, inset stainless steel sink unit, fitted base cupboard and drawers, complimentary wall mounted cupboards, appliance spaces currently housing a free standing gas cooker, washing machine and fridge freezer(available by separate negotiation), central heating radiator, door and double glazed window to rear and storage space beneath the staircase.

First Floor Landing

6'4" x 2'9" (1.94 x 0.84)

With access to loft space.

Bedroom One

15'8" x 9'2" (4.79 x 2.81)

With fitted wardrobes, storage cupboard, airing cupboard housing the hot water cylinder, central heating radiator and two double glazed windows to front.

Bedroom Two

10'6" x 8'11" (3.21 x 2.72)

With central heating radiator and double glazed window to rear.

Nursery/Box Room

11'8" x 3'6" (3.56 x 1.09)

With central heating radiator and double glazed window to front.

Bathroom

8'1" x 5'10" (2.47 x 1.79)

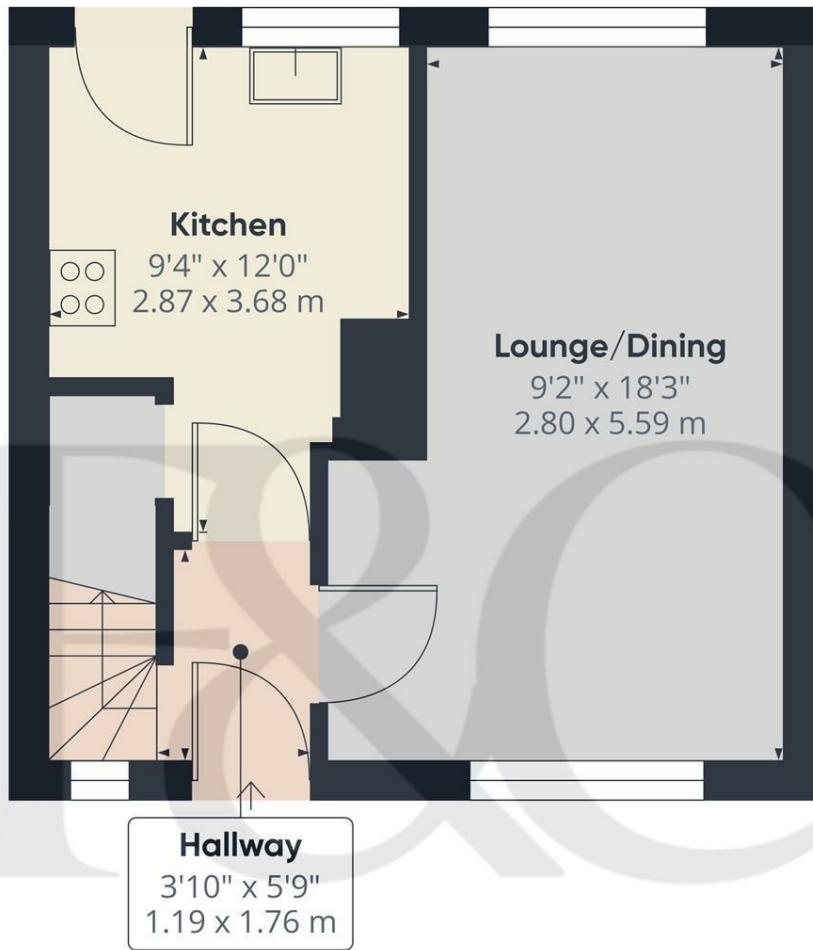
With white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower over, central heating radiator and two double glazed windows to rear.

Outside

To the rear of the property is a pleasant, enclosed lawn garden with herbaceous borders, mixed hedging, timber fencing and useful brick outbuilding providing useful storage facility. The garden faces approximately south east.

To the front of the property is a lawn garden with mixed hedging. Off-road car parking could be created subject to planning and dropping of the curb.

Council Tax Band A



Floor 0

Approximate total area⁽¹⁾
338.09 ft²
31.41 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE 360



Floor 1

Approximate total area⁽¹⁾
345.84 ft²
32.19 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

4 Hawthorn Crescent
Findern
Derby
DE65 6AN

Council Tax Band: A
Tenure: Freehold

