



**Hawthorn Crescent, Findern DERBY DE65 6AN**



**welcome to**

## **Hawthorn Crescent, Findern DERBY**

This three bedroom, semi-detached property in the sought-after village of Findern, with easy access to local amenities and major road networks, offers a brilliant amount of accommodation, off-road parking, and wonderful garden space complete with a shed, gazebo, and hot tub. Call us now to view!

### **Entrance**

Entrance hallway, giving access to lounge, kitchen, and stairs to first floor.

### **Downstairs W/C**

Low flush w/c and wash hand basin.

### **Lounge Diner**

15' x 8' 4" ( 4.57m x 2.54m )

Spacious lounge with a double glazed bay window to the front, feature electric fire, dining area, and an archway through to the conservatory. With two radiators, hard flooring, and lighting to ceiling and walls.

### **Kitchen**

10' 5" x 8' 7" ( 3.17m x 2.62m )

Having a matching range of wall and base units, sink drainer, and integrated appliances such as an oven, gas hob, overhead extractor and dishwasher. With spot lighting to the ceiling, tiled surrounds and a upvc window to the rear.

### **Utility**

21' 8" x 10' 11" ( 6.60m x 3.33m )

Large extension to the side of the kitchen, with plumbing for a washing machine, space for further appliances such as a tumble dryer and fridge freezer, and UPVC doors to both the front of the property and the rear garden. Housing the downstairs w/c.

### **Conservatory**

9' x 8' 11" ( 2.74m x 2.72m )

Archway from dining area to the half brick constructed conservatory, with UPVC double glazed windows with ceiling and window blinds all round and patio doors to the rear garden.

### **Landing**

Doors through to all bedrooms and shower room. Providing access to the converted loft room, and with a double glazed window to the side.

### **Bedroom One**

8' 5" x 10' 7" ( 2.57m x 3.23m )

Double bedroom with fitted wardrobes, wooden blinds, and a double glazed window to the rear.

### **Bedroom Two**

9' x 8' 2" ( 2.74m x 2.49m )

Double bedroom with wooden blinds and a double glazed window to the front.

### **Bedroom Three**

7' 1" x 7' 5" ( 2.16m x 2.26m )

With storage space, wooden blinds, and double glazed window to the front.

### **Shower Room**

Having a shower cubicle, wash hand basin, w/c, tiled floor and double glazed frosted window to the rear.

### **Loft Conversion**

With a ladder leading to the loft converted room, with strengthened flooring, power and lighting, carpeted flooring, and a skylight to the rear elevation.

### **Outside**

To the front, the driveway provides off road parking for multiple vehicles. The rear garden is patio paved, with mature shrubbery bordering, complete with a shed and gazebo, housing a hot tub





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## Hawthorn Crescent, Findern DERBY

- THREE BEDROOM SEMI-DETACHED
- LOUNGE DINER
- KITCHEN WITH SIDE EXTENSION AND UTILITY
- CONVERTED LOFT ROOM
- SHOWER ROOM AND ADDITIONAL W/C

Tenure: Freehold EPC Rating: D

**£250,000**



**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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