



**Aults Close, Findern Derby DE65 6QG**

**welcome to**

**Aults Close, Findern Derby**

Situated in the sought after Derbyshire village of Findern, comprising of an entrance hallway, lounge, dining room, conservatory, kitchen, three bedrooms and family bathroom. A great home for the lucky buyer. Call us now to view!





### Entrance Hallway

Upon entry through the front door which is accessed on the side, the entrance hallway provides access to the lounge and first floor landing.

### Lounge

12' 7" x 13' 9" ( 3.84m x 4.19m )

Modern spacious lounge finished with wood laminate flooring, a radiator and double-glazed window to the front. The lounge seamlessly flows into the dining area.

### Dining Room

8' 8" x 8' 5" ( 2.64m x 2.57m )

Dining area finished with wood laminate flooring, a radiator and sliding doors to the conservatory. A great space for family dining.

### Conservatory

Brick base built conservatory, finished with wood linoleum flooring, a radiator, surrounding double-glazed windows and a door leading out to the rear garden.

### Kitchen

Fitted kitchen comprising of a range of base, wall and drawer units, with an integrated one bowl sink and drainer with a mixer tap, induction hob, overhead extractor and oven. With space and plumbing for additional appliances such as a washing machine, dishwasher and fridge/freezer. Finished with wood laminate flooring and a double-glazed window to the rear. the kitchen is accessed through the lounge.

### Landing

First floor landing providing access to three bedrooms and family bathroom. Finished with carpeted flooring, a double-glazed window to the side and houses an airing cupboard.

### Bedroom One

Double bedroom finished with carpeted flooring, a radiator and double-glazed window to the front.

### Bedroom Two

Double bedroom finished with carpeted flooring, a radiator and double-glazed window to the rear.

### Bedroom Three

Single bedroom finished with wood laminate flooring, a radiator and double-glazed window to the front.

### Bathroom

Three-piece suite comprising of a low-level w/c, wash-hand basin and a bath with an overhead shower.

### External

Externally, to the front, partially laid-to-lawn, a driveway providing off-road parking for multiple vehicles and to the side a garage with an up and over door. To the rear, mainly laid-to-lawn, surrounded by mature shrubbery and pebbling, there is a designated seating area which is perfect for family meals and entertaining. Enclose with wooden fencing for privacy.



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## Aults Close, Findern Derby

- SEMI-DETACHED HOUSE IN FINDERN
- THREE WELL-PROPORTIONED BEDROOMS
- LOUNGE, DINING ROOM AND CONSERVATORY
- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF-ROAD PARKING AND GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR108899 - 0005

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