









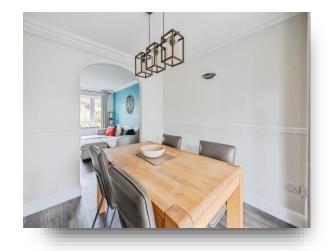
welcome to

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.





welcome to

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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