



**Hillside, Findern DERBY DE65 6AZ**



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## **Hillside, Findern DERBY**

This three/four-bedroom detached property, situated in the Derbyshire village of Findern, a bespoke unique home, making a beautiful family home. Immaculately presented, with heaps of potential, a great opportunity to purchase your forever home!



### Entrance Hallway

Upon entry through the front door, the entrance hallway provides access to the lounge/additional sitting room, dining room, kitchen, bedroom one and the first floor landing. Finished with tiled flooring, spotlights to the ceiling and two radiators.

### Lounge

13' 6" x 28' ( 4.11m x 8.53m )

A stunning spacious lounge, featuring a bespoke limestone fireplace, finished with carpeted flooring, air conditioning, a box bay double-glazed window to the front, double-glazed window to the front and side, an archway to the dining area and radiator. Leading from the lounge into the additional sitting area, a versatile space that can have many uses according to your needs.

### Dining Room

12' x 11' 11" ( 3.66m x 3.63m )

A generously sized dining room, finished with incredible french tiling, patio doors leading out to the rear garden, air conditioning and a radiator. Perfect for family dining and gatherings.

### Breakfast Kitchen

11' x 27' ( 3.35m x 8.23m )

Modern fitted breakfast kitchen comprising of a range of base, wall and drawer units with an integrated double oven, induction hob, overhead extractor hood, microwave, one bowl sink and drainer, wine fridge and dishwasher, with space and plumbing for additional appliances. Finished with onyx surfaces, tiled flooring, under cabinet lighting, air conditioning, a radiator, double-glazed windows to the side and rear and a connecting door to the shower room.

### Bedroom One

19' 11" x 11' 6" ( 6.07m x 3.51m )

Master bedroom finished with carpeted flooring, spotlights to the ceiling, air conditioning, cupboards, a radiator, double-glazed window to the front and a connecting door to the dressing room.

### Landing

First floor landing providing access to two bedrooms and the family bathroom. Finished with carpeted flooring, two radiators, a storage cupboard and double-glazed window to the front.

### Bedroom Two

15' x 29' 6" ( 4.57m x 8.99m )

Double bedroom finished with carpeted flooring, spotlights to the ceiling, air conditioning, fitted wardrobes, cupboards, a Velux window to the rear, a double-glazed window to the side. Following through to the additional bedroom/office space, with plenty of potential to cater to your needs.

### Bedroom Three

12' 5" x 12' 11" ( 3.78m x 3.94m )

Double bedroom finished with carpeted flooring, spotlights to the ceiling, fitted wardrobes, cupboards, a radiator and double-glazed window to the front.

### Bathroom

Impressive four-piece suite comprising of a wash-hand basin, low-level w/c, roll top bath and double shower. Finished with tiled flooring, tiled walls, spotlights to the ceiling, a towel rail and two Velux windows.

### External

Externally, to the front, an absolutely stunning front garden, impressively decorated, laid-to-lawn, mature shrubbery and trees, with a patio, patio steps leading to the front door, gates allowing privacy on the property, security cameras, lighting and sockets, alongside a driveway providing off-road parking for multiple vehicles and a garage. The garage has a roller door, a double-glazed window to the rear, EV charging, a solar box and a door to the rear garden. To the rear, a patio paved garden with a bespoke outside barbecue-built kitchen, security cameras and fencing providing privacy. A fantastic space to enjoy in the summer especially and for holding family gatherings.



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## **Hillside, Findern DERBY**

- THREE/FOUR BEDROOM DETACHED FAMILY HOME
- DRESSING AREA, FAMILY BATHROOM AND SHOWER ROOM
- TWO RECEPTION ROOMS
- STUNNING PRIVATE FRONT AND REAR GARDEN
- AIR CONDITIONING ALL THROUGHOUT THE PROPERTY

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£650,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR109131 - 0008

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