



Hillside, Findern DERBY DE65 6AZ

welcome to

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.



view this property online bagshawsresidential.co.uk/Property/MVR109131



welcome to

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

offers in excess of
£625.000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/MVR109131



Property Ref:
MVR109131 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01332 518844



mickleover@bagshawsresidential.co.uk



14 The Square, Mickleover, DERBY, Derbyshire,
DE3 0DD



bagshawsresidential.co.uk