

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 5 East Lawn Findern, Derby, DE65 6BD



**Sumptuously appointed and comprehensively extended three bedroomed chalet style detached residence occupying a quiet cul-de-sac location with views over open farmland**

- **NO UPWARD CHAIN** • Completely remodelled with high spec interior
- John Port School Catchment • Entrance hall with ground floor bathroom and bedroom / study
- Spacious living room • Stunning open plan living kitchen with high spec fittings and integrated appliances
  - Dining area and snug off • Two first floor bedrooms and well appointed bathroom
- Low maintenance gardens to front and rear • Extensive driveway and garage with remote controlled door •

**Price £385,000**



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## **GENERAL INFORMATION**

This is a rare opportunity to acquire this completely remodelled and totally refurbished detached dwelling in a quiet cul-de-sac location in Findern. Every attention to detail has been paid throughout to create a high spec residence, which must be seen to be fully appreciated.

The property is sold with the benefit of no upward chain, upvc double glazed and gas centrally heated accommodation. Versatile and deceptively spacious accommodation comprises entrance hall with staircase to first floor, ground floor bathroom, bedroom three / study and spacious living room. Additionally to the ground floor is the fabulous open plan L-shaped living space to rear incorporating high spec stylish kitchen with full range of integrated appliances, dining area off beneath a feature lantern roof with further snug / lounge area having French doors leading to the garden. To the first floor there are two good sized bedrooms and a large well appointed bathroom.

The property is set back behind an extensive block paved driveway which runs down the side of the property through wrought iron gates and gives access to a detached garage with remote controlled door. To the rear is a manageable low maintenance garden offering a high degree of privacy and views over the neighbouring farmland.

## **LOCATION**

Findern continues to be a sought after and popular village due to amenities including village store / post office, nursery, church and primary school. There is easy access to nearby Mercia Marina. Within John Port School Catchment area. Provides easy access to A38 and A50.

## **ACCOMMODATION**

Composite panelled entrance door with feature double glazed inset, provides access to:

### **SPACIOUS ENTRANCE HALL**

With two central heating radiators. Useful under stairs storage cupboard. Recessed ceiling spot lighting. Staircase to first floor. Door to:

### **LIVING ROOM 5.2m x 3.38m (17'1" x 11'1")**

Please note these are maximum measurements. Period style central heating radiator. TV aerial point. Recessed ceiling spot lighting. Upvc double glazed window to front.

### **FABULOUS EXTENDED L-SHAPED LIVING KITCHEN**

Comprising:

### **LOUNGE AREA 3.75m x 2.91 (12'4" x 9'7")**

With stylish floor to ceiling contemporary radiator. Recessed ceiling spot lighting. TV aerial point. Open access to:

### **IMPRESSIVE OPEN PLAN DINING KITCHEN 5.54m x 3.63m (18'2" x 11'11")**

A light and airy room due to the beautiful lantern roof, upvc double glazed window to rear and matching glazed doors overlooking the low maintenance garden which backs onto corn fields. Contemporary styled central heating radiator. Recessed ceiling spot lighting. TV aerial point.

### **KITCHEN AREA**

Comprises of extensive granite preparation surfaces with breakfast bar having matching upstands and window sill. Inset stainless steel sink unit with mixer tap. Fitted base units with grey gloss finished cupboard and drawer fronts, complementary wall mounted cupboards with under lighting. Inset five plate Neff gas hob with AEG extractor hood over, matching AEG built-in double oven with grill, integrated



dishwasher and washer/dryer.

#### **BEDROOM THREE / STUDY 3.03m x 2.65m (9'11" x 8'8")**

Period styled central heating radiator. Recessed ceiling spot lighting. Twin panelled doors to storage cupboard / wardrobe. TV aerial point. Upvc double glazed window to front.

#### **SUPERBLY APPOINTED BATHROOM 2.58m x 2.07m (8'6" x 6'9")**

With a contemporary styled white suite comprising low flush WC, vanity unit with wash hand basin and cupboard beneath. Shower cubicle with integrated shower and separate panelled bath with storage recesses over. Chromium tiled radiator. Recessed ceiling spot lights. Extractor fan. Upvc double glazed window to side.

#### **FIRST FLOOR**

##### **SEMI-GALLERIED LANDING**

With feature timber and glass balustrade. Recessed ceiling spot lights. Access to loft space. Upvc double glazed window to side. Door to:

##### **BEDROOM ONE 5.47m x 2.91, (17'11" x 9'7")**

With central heating radiator. TV aerial point. Recessed ceiling spot lighting. Walk-in wardrobe / storage room with central heating radiator and recessed ceiling spot lighting. Storage space to eaves. Viessmann gas fired combi boiler.

##### **BEDROOM TWO 3.2m x 2.64m (10'6" x 8'8")**

With central heating radiator. TV aerial point. Recessed ceiling spot lighting. Upvc double glazed window to rear with impressive open views.

##### **SPACIOUS WELL APPOINTED BATHROOM 3.19m x 3.28m (10'6" x 10'9")**

With a four piece suite in white comprising low flush WC, vanity unit with wash hand basin and drawers beneath.

Shower cubicle with integrated shower and separate panelled bath. Chromium tiled radiator. Extractor fan. Recessed ceiling spot lighting. Double glazed Velux window to rear.

#### **GARDENS & GROUNDS**

The property benefits from low maintenance outdoor space incorporating an extensive block driveway to front providing ample off road parking which extends down the side of the property through wrought iron gates and gives access to a:

#### **DETACHED GARAGE**

With remote controlled door to front.

To the rear of the property is a private low maintenance block paved garden with raised stone edged borders, matching wall incorporating wrought iron railings offering views over the neighbouring cornfield. Very pleasant quiet cul-de-sac location with impressive open views.

#### **COUNCIL TAX BAND**

South Derbyshire District Council - D.

#### **DIRECTIONAL NOTE**

The approach from Derby Office is to proceed out of town heading west along Ashbourne Road joining the A38 southbound. Take the second exit off the roundabout and at the next traffic island turning as signposted for Findern. Proceed into Findern along Doles Lane eventually turning right into Cromwell Avenue, right again into Hillside and right into East Lawn where the property will be located on the right hand side.

#### **VIEWING**

Strictly by appointment through Scargill Mann & Co - Derby Office 01332 207720 (BA/JO)



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First



**CONDITIONS OF SALE**

*These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.*

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