



25 Mill Close, Findern, Derby, Derbyshire, DE65 6AP

£210,000

A charming semi-detached property with great potential, offering three bedrooms, a reception room with a fireplace, and a spacious garden, in a peaceful cul-de-sac location.

Don't miss the opportunity to make this house your dream home. Contact us today to book a viewing and start envisioning the possibilities that await!



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www.scofieldstone.co.uk

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Summary Description

Introducing this charming semi-detached property that is just waiting for someone to make it their own! With three bedrooms and one reception room, this home is ideal for families, investors, or first-time buyers looking to put their own stamp on a property.

As you step through the front door, you'll immediately notice the potential of this home. While it needs modernizing, it presents an exciting opportunity to create a space tailored to your own tastes and needs. The open reception room with its double aspect windows offers a bright and airy space to relax and entertain guests. Imagine cozy evenings by the fireplace, enjoying the view of your garden.

Speaking of the garden, it is one of the unique features of this property. Whether you have a green thumb or simply enjoy spending time outdoors, this garden provides the perfect space to relax and unwind.

With two double bedrooms and an additional single bedroom, this home offers plenty of space for a growing family or for those looking to have a home office or hobby room. The quiet and peaceful cul-de-sac location ensures a serene environment, perfect for escaping the hustle and bustle of everyday life.

Situated in a location that offers easy access to local amenities, green spaces, and a strong local community, this property truly offers the best of both worlds.

Entrance Porch

Having brick tile flooring, front aspect part decorative obscure upvc double glazed main entrance door, two side aspect obscure upvc double glazed windows.

Entrance Hall

Carpeted and neutrally decorated with front aspect obscure upvc double glazed window, telephone point, night storage radiator.

Lounge/Diner

21'3" x 12'8" (6.48 x 3.88)



Carpeted and neutrally decorated with front and rear aspect upvc double glazed windows, brick fireplace with tiled hearth and gas fire.

Kitchen

11'1" x 8'9" (3.4 x 2.67)



Having vinyl flooring and neutral decor with rear aspect upvc double glazed window, part tiled walls, a range of fitted wall and floor units with inset stainless steel sink with drainer and chrome hot and cold taps, space and plumbing for appliances.

Rear Porch

Having vinyl tiled flooring and neutral decor with front and rear aspect part obscure upvc double glazed doors.

Internal Storage

Accessed via the rear porch, you will find a handy and generous storage cupboard.

Stairs/Landing

Carpeted and neutrally decorated with side aspect obscure upvc double glazed window, night storage heater, access to roof space.

Bedroom One

12'8" x 10'8" (3.88 x 3.27)



Carpeted and neutrally decorated with two front aspect upvc

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double glazed windows, tv point, night storage heater, airing cupboard with hot water cylinder and header tank.

Bedroom Two

10'2" x 11'11" (3.12 x 3.64)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, tv point, night storage radiator.

Bedroom Three

12'0" x 8'0" (l shaped room) (3.67 x 2.46 (l shaped room))



Carpeted and neutrally decorated with side aspect upvc double glazed window, wall mounted has heater.

Bathroom



Having ceramic tile effect cushion flooring and fully tiled walls with rear aspect obscure upvc double glazed window, pedestal wash hand basin with chrome hot and cold taps, bathtub with chrome hot and cold taps, wall mounted fan heater.

Toilet

Having ceramic tile effect cushion flooring and fully tiled walls with side aspect obscure upvc double glazed window, low flush wc.

OUTSIDE

Frontage



The front of the property is enclosed by a small wall with wrought iron fence work, a gate leading to the main entrance via a paved pathway. The front garden area is finished to offer a paved front patio and decorative gravel finish border. A wrought iron gate leads to a bin storage area and outside storage cupboard with access to the rear porch beyond.

Rear Garden



Accessed via the rear porch you will find an enclosed garden which has been landscaped to provide a mixture of paved patio, lawn and decorative gravel borders. Fencing at the mid-point creates a rear enclosure with further paved patio, decorative gravel a summer house and two wooden potting sheds. There is a cold water tap to the rear wall of the property.

Material Information

Council Tax Band: B

Consumer Protection: There are no declared consumer protection issues for this property.

Mobility: There are no mobility improvements for this property.

Air Quality: Get air quality data for this address here: <https://addresspollution.org/>

What3Words Location: ///list.sisters.perplexed

Buying to Let?

Guide achievable rent price: £850 pcm

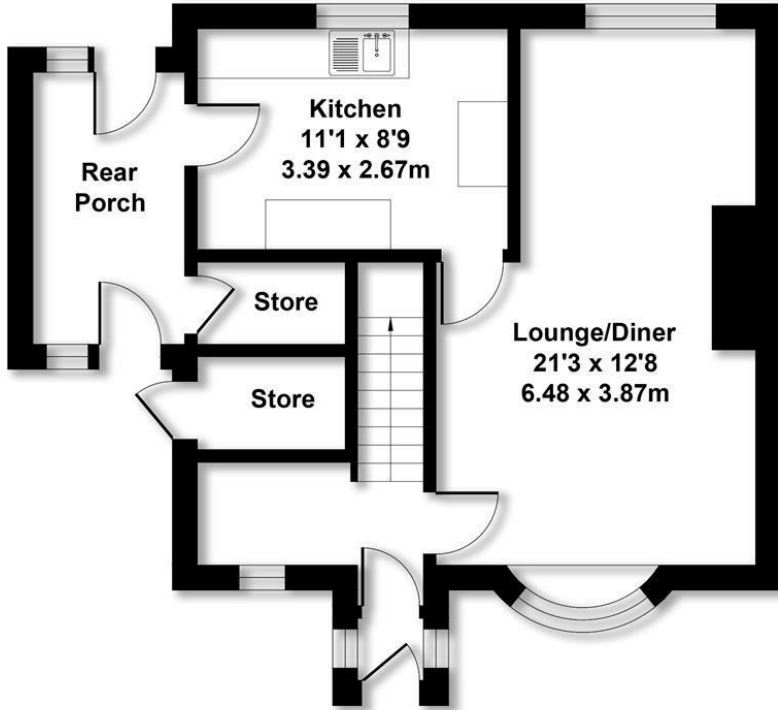
The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Disclaimer 03/2021

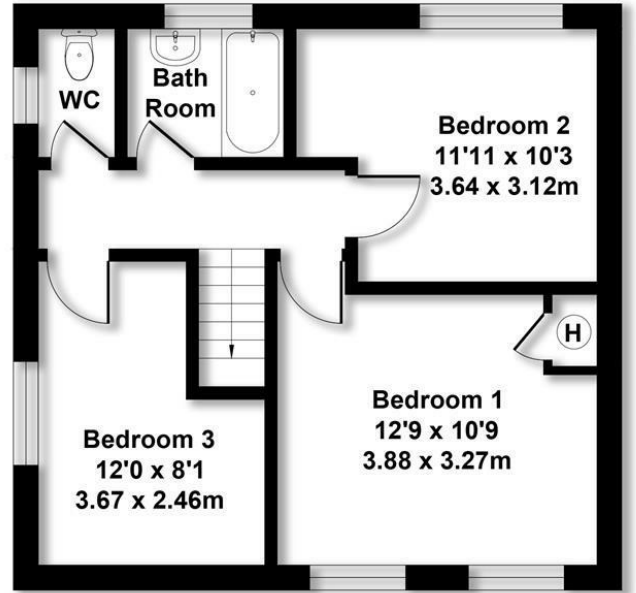
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

25 Mill Close

Approximate Gross Internal Area
1033 sq ft - 96 sq m

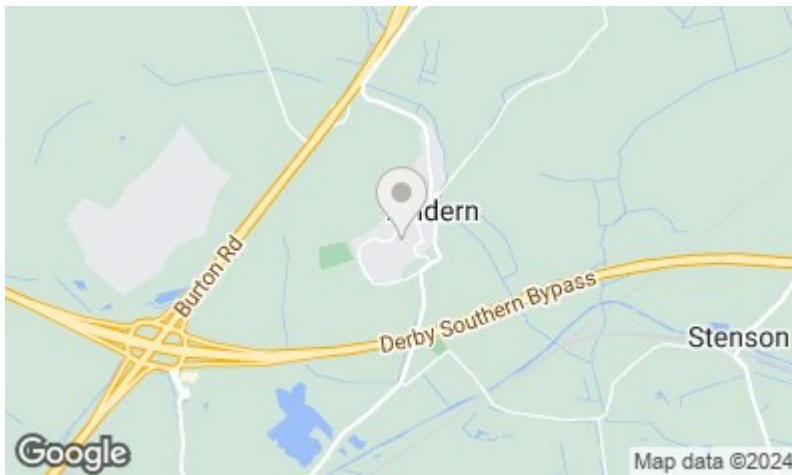


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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