

Fletcher & Company

35 Wallfields Close, Findern, DE65 6QL

Price £375,000

Freehold



- Views to Rear
- Quiet Cul-de-Sac Location
- Entrance Hall & Fitted Guest Cloakroom
- Lounge
- Fabulous Open Plan Living Kitchen with Integrated Appliances
- Four First Floor Bedrooms & Four Piece Suite Bathroom
- Extensive Driveway plus Garage
- Double Glazing & Gas Central Heating
- Sought After Village Location
- Viewing Recommended





Summary

This is a deceptively spacious and extended, four bedroom, detached residence occupying a quiet cul-de-sac location in Findern.

This tastefully presented residence in this popular South Derbyshire village is sold with the benefit of no upper chain. The property is double glazed and gas central heated and comprises entrance hall, fitted guest cloakroom, lounge and fabulous extended open plan living kitchen with lounge/dining area and quality fitted kitchen with built-in appliances. The first floor landing leads to a principle bedroom, three further bedrooms and well-appointed bathroom with four piece suite.

F&C

The Location

Findern is a popular village surrounded by open countryside. The village itself provides a central attractive green, shop/post office, primary school and nursery. There is easy access to neighbouring Willington which offers a further range of amenities including a selection of popular pubs, restaurants, train station and the Trent and Mersey canal offering riverside walks. Within easy reach of the property is the delightful Merica Marina offering a range of shops and facilities. The village also allows easy access to the A38 and A50 as well as Derby and Burton.

Accommodation

Ground Floor

Entrance Hall

7'8" x 6'0" (2.36 x 1.85)

A UPVC double glazed entrance door with matching sidelights provides entrance to hallway with central heating radiator.

Fitted Guest Cloakroom

5'8" x 2'9" (1.75 x 0.84)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and central heating radiator.

Lounge

17'3" x 9'2" (5.28 x 2.81)

Featuring a fireplace with decorative surround, hearth and electric fire, central heating radiator and double glazed window to front.



Fabulous Extended Living Kitchen
25'5" x 15'5" (7.77 x 4.72)



Lounge/Dining Area

Having two stylish floor to ceiling central heating radiators, recessed ceiling spotlighting, useful storage cupboard and bifold doors to garden offering delightful views over neighbouring field.



High Specification Fitted Breakfast Kitchen

Comprising an extensive range of marble preparation surfaces extending to breakfast bar, matching upstands, inset one and a quarter stainless steel sink unit with mixer tap, stylish fitted base cupboards and drawers, inset five plate induction hob with marble splashback with extractor hood over and two Bosch ovens beneath, integrated appliances including fridge freezer, dishwasher and washing machine, recessed ceiling spotlighting, roof light and double glazed windows to side and rear offering fabulous views.



First Floor Landing

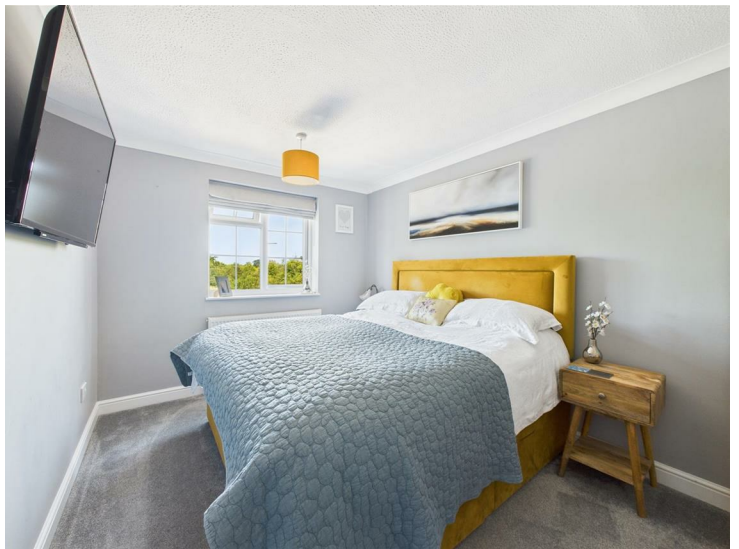
13'8" x 5'6" (4.18 x 1.70)

A semi-galleried landing with useful storage cupboard.

Bedroom One

12'5" x 9'1" (3.79 x 2.77)

With central heating radiator and double glazed window to rear with views over garden and neighbouring fields.



Bedroom Two

12'5" x 9'3" (3.81 x 2.83)

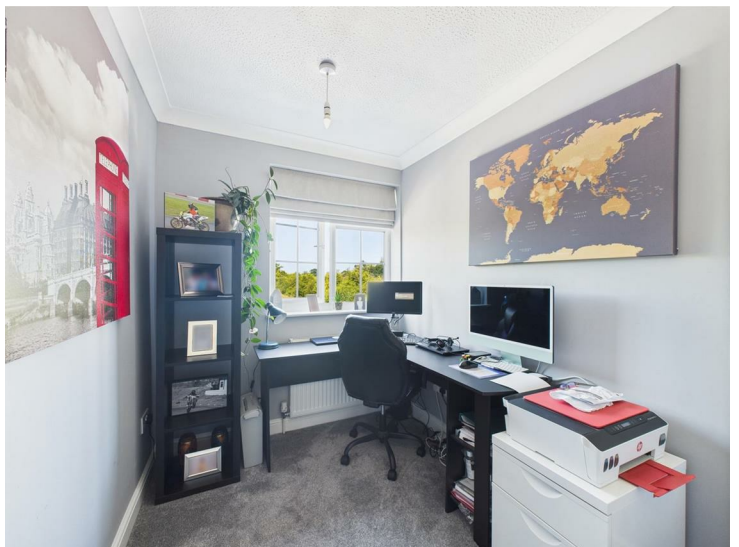
Having a central heating radiator, decorative coving, open fronted storage and double glazed window to front.



Bedroom Three

9'6" x 6'3" (2.91 x 1.93)

With central heating radiator and double glazed window to front.



Bedroom Four

9'6" x 6'3" (2.91 x 1.93)

Having a central heating radiator, decorative coving and double glazed window to rear with view.

Bathroom

9'8" x 5'6" (2.96 x 1.70)

Appointed with a four piece suite in white comprising low flush WC, vanity unit with wash handbasin and storage beneath, panelled bath, shower cubicle, chrome towel radiator, recessed ceiling spotlighting and double glazed window to side.



Outside

The property is situated at the head of a quiet cul-de-sac behind an extensive driveway to the front and side of the property, providing ample off-road parking and access to a detached garage. To the rear of the property is a low maintenance garden with wood edged herbaceous borders containing plants and shrubs, timber fencing border and pleasant view backing onto neighbouring fields.



Council Tax Band D





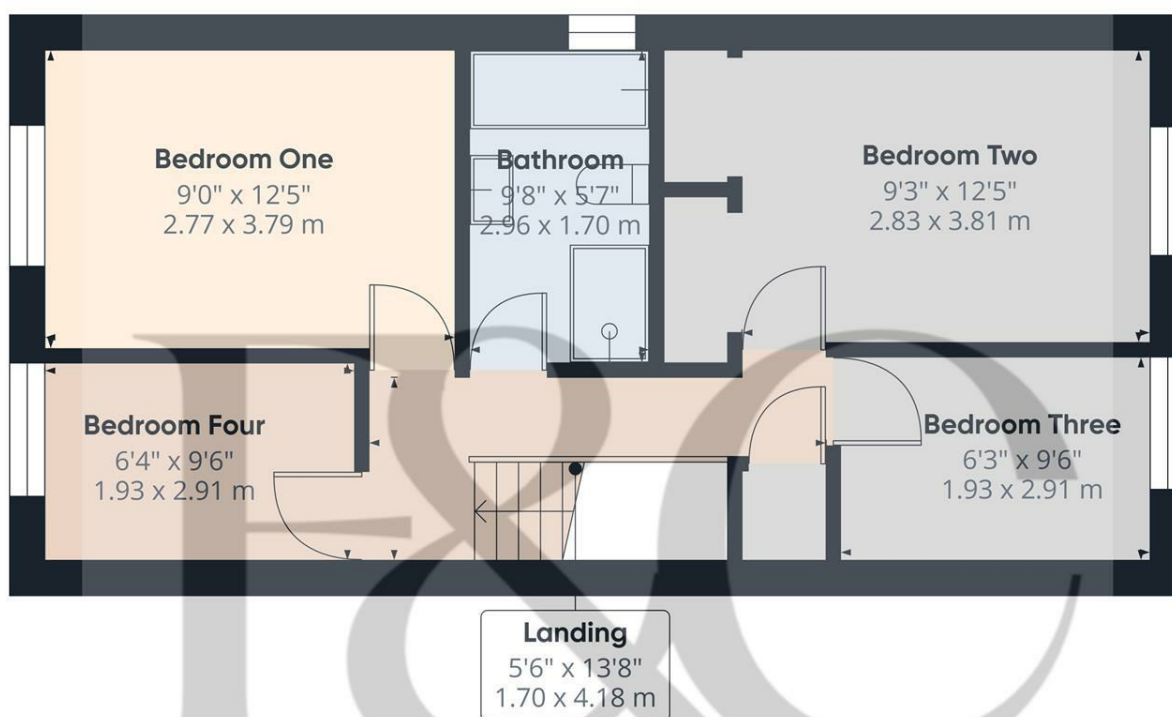
Floor 0

Approximate total area^m
605 ft²
56.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area^m
488 ft²
45.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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 	

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35 Wallfields Close
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Council Tax Band: D
Tenure: Freehold

