

Castle Hill, Findern

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Offers in excess of
£200,000



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This property at a glance:



Watch the video



Castle Hill, Findern



Jodie says:

"I really love how tucked away this lovely three-bedroom mid-terrace home feels, right in the heart of the beautiful village of Findern. It has such a welcoming feel from the moment you step inside, and the layout just works so well for everyday living."

You enter through a handy porch, which leads you into a bright dining space, a perfect first impression of how light and open this home feels. From here, the space flows effortlessly into the living area, creating a really natural and sociable setting. This in turn links beautifully through to the kitchen, making the whole ground floor feel connected and easy to live in. The kitchen itself is really well appointed, and I especially love the fantastic pantry, such a practical and thoughtful feature. There's also a lovely breakfast area, ideal for quiet mornings, along with a useful side door leading to a handy storage passageway.

One of my favourite features is the patio doors leading directly out from the living area, opening straight onto a fantastic patio space, perfect for summer evenings and entertaining. Beyond this, the good-sized garden offers plenty of space to enjoy, whether that's relaxing, gardening, or family time outdoors.

Upstairs continues to impress with two amazing-sized double bedrooms, both feeling generous and comfortable. The third bedroom to the front is also a great size, offering flexibility as a nursery, home office, or guest room. A spacious family bathroom completes the home, making it practical as well as comfortable for family life.

Overall, this is such a lovely home in a beautiful village setting, tucked away yet so welcoming, and it's easy to imagine making wonderful memories here."



Castle Hill, Findern



Did you spot...

This great family home has shops, cafes and restaurants nearby



A message from the seller:

"Welcome to our home. It's been a truly special place for us and leaving it behind is not something we're doing lightly. As our family has grown and the children have got older, we've simply found ourselves needing a little more space, which is the only reason we're moving on. Nestled in a peaceful village setting, the house offers the perfect balance of countryside living while still being incredibly well connected, with easy access to the A38, A50 and Derby city centre. Day-to-day life here is so convenient, with local shops and a post office close by, yet you're never far from open green spaces, ideal for walks and getting outdoors. We've especially loved having the marina nearby, with its mix of cafés, restaurants, and scenic walks. For families, there are great local schools including Findern Primary School and John Port Academy, with the added bonus of free bus transport, and plenty of parks around the village for children to enjoy. What really makes this place stand out, though, is the sense of community, it's a close-knit, friendly area where neighbours genuinely look out for one another. It's a home and location we've cherished, and we're confident the next owners will feel the same."

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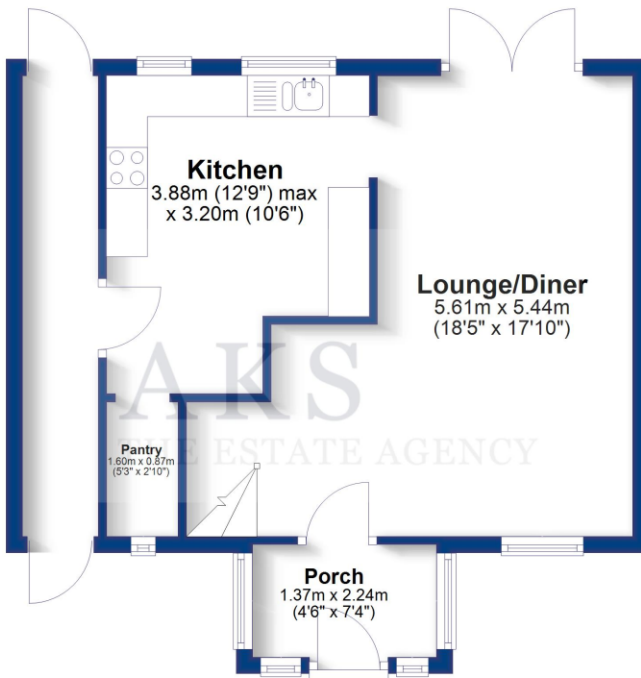


Floor Plan

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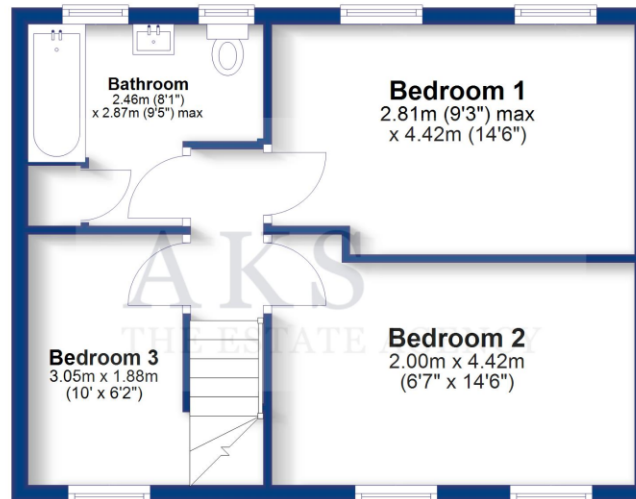
Ground Floor

Approx. 41.7 sq. metres (448.6 sq. feet)
(excluding Porch)



First Floor

Approx. 41.5 sq. metres (446.3 sq. feet)



Total area: approx. 83.1 sq. metres (894.9 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A		95	97
(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	

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Key Features:

- CHARACTERFUL THREE BEDROOM TERRACE HOME
- EPC RATING A
- SOLAR PANELS
- QUIET VILLAGE LOCATION
- LARGE GARDEN AND PATIO AREA
- SPACIOUS MODERN FAMILY BATHROOM



About the area:

Findern is a beautiful and traditional village. The amenities within the village include the Post Office, Tea Rooms, Hairdressers and Nursery all around The Green. Just a 5-minute drive from Findern, Derby Moor Academy has gym facilities, grass and artificial football pitches and tennis courts. It's a great village for the outdoors, with footpaths leading down to the canal path which leads to Mercia Marina with independent shops, restaurants and cafes. For commuters, it's a short drive to the A38 which leads to Derby City Centre, Royal Derby Hospital and the A50. The bus service which runs through the village goes to Derby City Centre as well as Burton Town Centre.



Schools:

Findern has its own Primary School with the Secondary School being John Port in the neighbouring village of Etwell.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Jodie** call
01332 30 30 30

[Click here](#) to watch the property video

