



Little Oak, 107 Doles Lane, Findern, Derby, DE65 6BA

Offers Over £799,950

A grand and opulent four bedroom home in sought after Findern, set behind secure gates with 224 square metres (2411 square feet) of beautifully presented accommodation. With four reception rooms, a luxury breakfast kitchen, elegant bathrooms, balconies, landscaped gardens and countryside views, Little Oak is a standout chain free residence.

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Summary Description

Little Oak, 107 Doles Lane, Findern is a grand and beautifully appointed four bedroom family residence, offering an exceptional lifestyle opportunity for buyers seeking a luxury home in a prestigious village setting. Set behind secure gated access on the northern edge of Findern, this impressive freehold property enjoys countryside views, generous private grounds and beautifully presented accommodation extending to approximately 224 square metres (2411 square feet). Offered to the market chain free, it combines space, elegance and modern comfort in one highly desirable package.

The interior has been thoughtfully designed to create a sense of quality and sophistication throughout. Four reception rooms provide excellent flexibility, including an elegant sitting room with engineered oak flooring, a refined dining room with herringbone parquet flooring, a substantial lounge opening to the garden and a superb garden room with wood burner. At the heart of the home is a striking breakfast kitchen, beautifully fitted with shaker style cabinetry, marble worktops, Belfast sink, wine chiller, under floor heating and space for a range oven and American style fridge freezer. The first floor continues the sense of luxury, with a gallery landing, four bedrooms, stylish bathroom and contemporary shower room. The principal bedroom enjoys a Juliette balcony, while the second bedroom features a walk on balcony overlooking the garden.

Outside, the gated plot creates an impressive arrival, with extensive driveway parking, secure side access and landscaped gardens designed for entertaining and relaxation. The large private rear garden includes patio areas, a covered seating space with power, lawn, vegetable beds and countryside views beyond. Findern offers a sought after village lifestyle, with local amenities, schooling, countryside walks and excellent access to Derby, Burton, the A38, A50 and wider commuter routes.

Entrance Hall



A beautifully welcoming entrance hall finished with elegant wood flooring and a part obscure glazed composite entrance door. Wall lighting, two radiators, a useful under stairs storage area and a boiler cupboard housing the wall mounted gas boiler and hot

water cylinder complete this refined and practical first impression.

Sitting Room

12'3 x 13'9 (3.73m x 4.19m)



A stylish and intimate reception room featuring engineered oak flooring and a front facing UPVC double glazed window. A tasteful Adam style fireplace with marble hearth creates an attractive focal point, complemented by a radiator.

Dining Room

11'9 x 11'9 (3.58m x 3.58m)



A sophisticated formal dining space, beautifully finished with wood parquet flooring laid in a herringbone pattern. Dual aspect UPVC double glazed windows to the front and side allow natural light to flow through the room, with a radiator completing the space.

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Lounge

10'0 x 22'3 (3.05m x 6.78m)



An impressive principal reception room offering generous proportions and a comfortable, contemporary finish. The room benefits from a front facing UPVC double glazed window, rear facing UPVC double glazed French doors opening to the garden, inset ceiling lights, wall lights, TV and telephone points, carpeted flooring and three radiators.

Garden Room

17'1 x 11'7 (5.21m x 3.53m)



A superb garden room designed to enjoy the outlook over the rear garden, featuring wood flooring, a rear facing UPVC double glazed bow window and a UPVC double glazed door leading outside. A wood burner adds warmth and character, while a TV point and radiator provide everyday comfort.

Breakfast Kitchen

10'11 x 21'11 (3.33m x 6.68m)



A beautifully appointed breakfast kitchen, finished to a high standard with quality wood effect LVT flooring and plumbed under floor heating. The room features inset ceiling lights, side facing UPVC double glazed French doors to the garden and a rear facing UPVC double glazed window. Shaker style wall and floor units are paired with marble worktops, Metro tiled splashbacks and a breakfast bar, creating a stylish and highly practical space. Further features include an inset Belfast sink with chrome Chef's mixer tap, integrated dishwasher, space for a range oven with chimney style extractor hood over, integrated wine chiller, space for a plumbed American style fridge freezer and a part obscure UPVC double glazed door to the side passage.

Utility Room

7'3 x 5'4 (2.21m x 1.63m)

A smart and practical utility room finished with high quality wood effect LVT flooring and a side facing obscure UPVC double glazed window. Fitted wall units complement the kitchen design, with a stone effect roll edge worktop and under counter space and plumbing for appliances.

Guest Cloakroom, WC

8'3 x 5'6 (2.51m x 1.68m)



A stylishly finished guest cloakroom featuring ceramic tiled flooring, wall panelling and inset ceiling lights. The suite includes a vanity unit with inset wash hand basin and chrome monobloc tap, low flush WC, vertical radiator and a side facing obscure UPVC double glazed window.

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Stairs and Gallery Landing

A finely presented gallery landing with a feature pendant light fitting over the stairwell, creating an elegant sense of arrival to the first floor. The space is carpeted and complemented by a wooden spindle staircase, inset Velux rooflights, wall lights, access to eaves storage, an airing cupboard, roof space access and two radiators.

Bedroom One

10'11 x 18'8 (3.33m x 5.69m)



A beautifully presented principal bedroom featuring carpeted flooring, a side facing UPVC double glazed window and rear facing UPVC double glazed French doors opening to a Juliette balcony with inset blinds. Two radiators complete the room.

Bedroom Two

11'1 x 14'6 (3.38m x 4.42m)



A stylish and inviting double bedroom with a front facing UPVC double glazed window with fitted louvre blinds, plus rear facing UPVC double glazed French doors opening onto a balcony, a wonderful spot for morning coffee while enjoying views over the beautifully presented garden. The room also features inset ceiling lights, a telephone point, radiator and carpeted flooring.

Bedroom Three

8'10 x 17'6 (2.69m x 5.33m)



A well presented bedroom with carpeted flooring, rear facing UPVC double glazed window, radiator and access to roof space.

Bedroom Four

6'9 x 17'5 (2.06m x 5.31m)



A bright and versatile bedroom enjoying front and side facing UPVC double glazed windows, carpeted flooring and a radiator.

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Bathroom

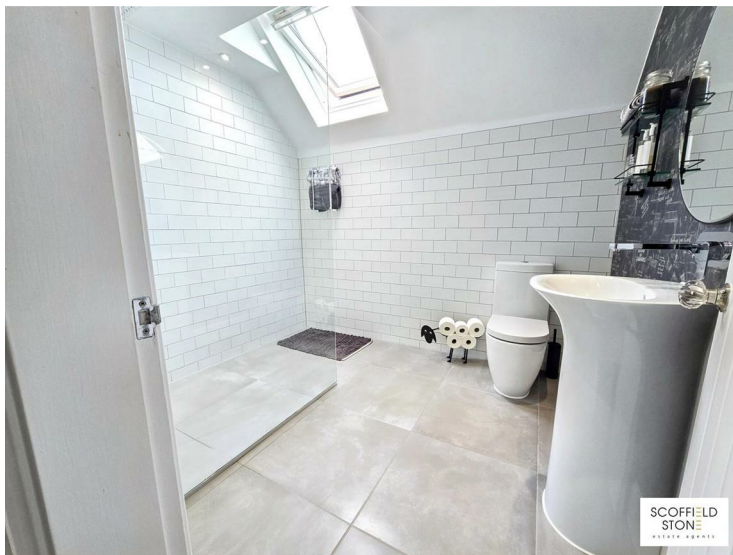
7'1 x 11'3 (2.16m x 3.43m)



A luxurious bathroom finished with ceramic tiled flooring, inset ceiling lights and a rear facing obscure UPVC double glazed window. The stylish suite includes a free standing bathtub with floor mounted chrome monobloc tap and shower attachment, low flush WC and a vanity unit with inset wash hand basin, chrome monobloc tap and tiled splashback. A radiator completes the room.

Shower Room

7'5 x 8'8 (2.26m x 2.64m)



A contemporary shower room featuring ceramic tiled flooring, Velux rooflight, tiled splashbacks and inset ceiling lights. The suite comprises a pedestal wash hand basin with chrome monobloc tap, low flush WC and a large walk in shower with rainfall shower head, complemented by a stylish vertical radiator.

Outside

Frontage and Driveway



The property is approached via a large block paved driveway providing ample parking for multiple vehicles. A secure iron gate gives access onto the plot, where a manicured lawn enhances the frontage. The driveway continues beyond timber gates to the side, offering further parking and bin storage, together with excellent potential to create a covered car port if desired.

Although the property does not currently have a garage, the generous frontage and side space provide buyers with a range of options, subject to any necessary consents.

Rear Garden



The large, enclosed rear garden offers an impressive degree of privacy and has been beautifully landscaped to create an elegant outdoor living space. Designed for both entertaining and everyday enjoyment, it features a block paved patio, a covered stone paved patio with power, ample space for outdoor seating and a hot tub, a generous lawn, established tree planting and a raised vegetable plot to the rear. Countryside views beyond the garden provide a superb finishing touch.

Material Information

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: G

EPC rating: C

The building

Detached house, standard brick and block construction

4 bedrooms, 2 bathrooms, 4 receptions

Loft: insulated and unboarded, accessed by Hatch

Outside areas: Front garden, Rear garden, and Balcony

Services

Mains electricity

Mains water

Mains foul drainage

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Mains surface water drainage
Mains gas central heating, installed 12th Dec 2006
Heating features: Double glazing, underfloor heating, and wood burner
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE great
Parking: Driveway and Gated
Not in a controlled parking zone
Disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
Onward chain: no

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Follow the link for the full report:
<https://moverly.com/sale/UeawoiyEyQgNRxfHqWvsZy/view>

Buying to Let?

Guide achievable rent price: £2500pcm

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. Scofield 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.

Location / what3words

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Disclaimer

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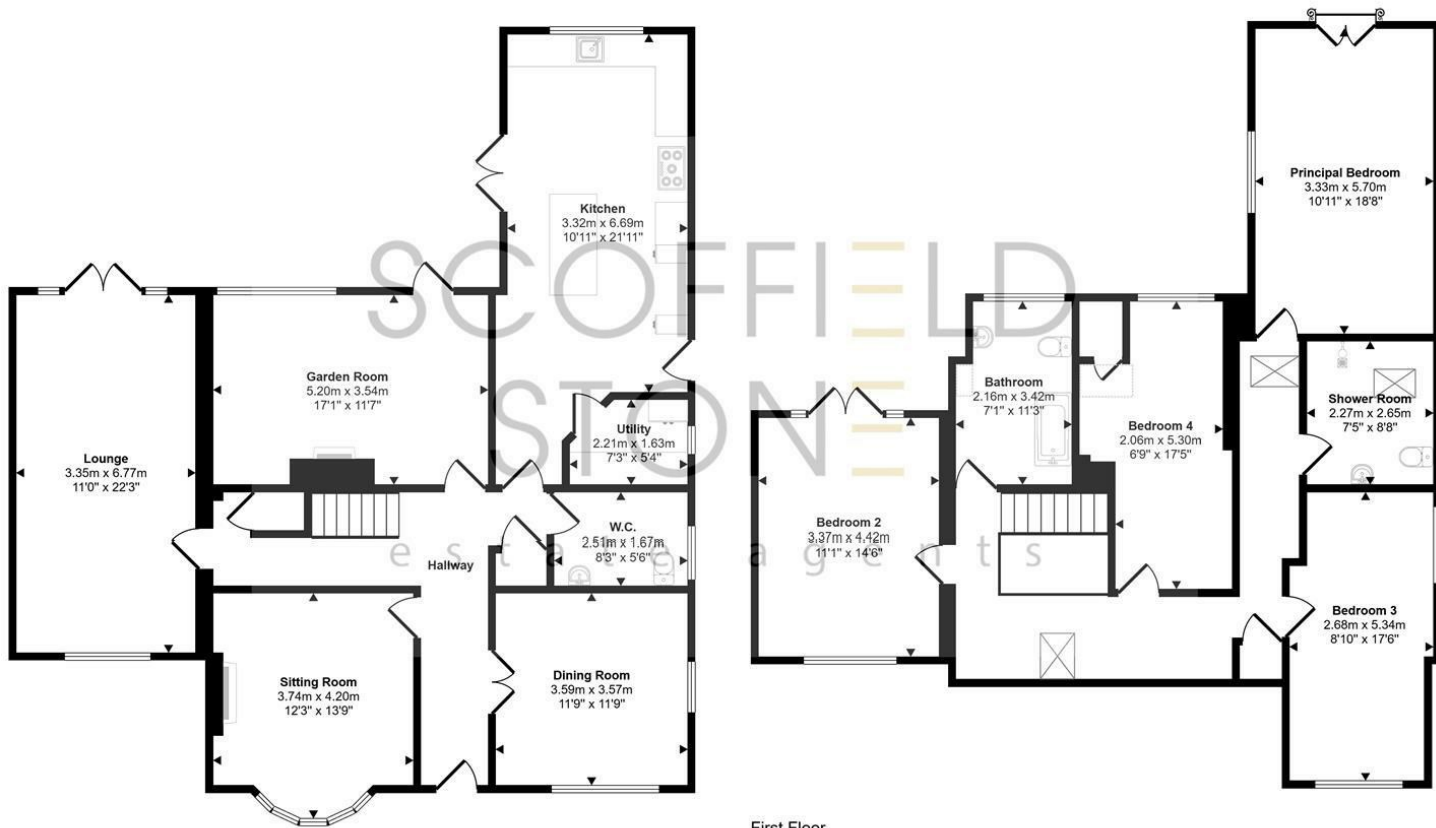
ID Checks for buyers

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Approx Gross Internal Area
224 sq m / 2411 sq ft



Ground Floor
Approx 123 sq m / 1329 sq ft

First Floor
Approx 100 sq m / 1081 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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	



Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Sales 01283 777100
t: Lettings 01332 511000
e: info@scoffieldstone.co.uk
w: www.scoffieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980