



WREN PARK CLOSE, FINDERN, DERBY

PRICE £340,000

4 BEDROOM

1 BATHROOM

2 RECEPTION



WELCOME TO WREN PARK CLOSE

EXTENDED FOUR-BEDROOM FAMILY HOME IN A CUL-DE-SAC POSITION – Offering generous and versatile accommodation, this extended four-bedroom semi-detached home provides an excellent balance of practical family living and flexible spaces. Positioned within a quiet cul-de-sac, the property benefits from a particularly useful layout, with a spacious open-plan lounge and dining area creating a sociable heart to the ground floor.

The kitchen provides plentiful storage and preparation space, while the substantial utility room, offers considerably more flexibility than a conventional utility space. Upstairs are four bedrooms, including three doubles, with the principal bedroom also benefiting from a walk-in wardrobe. Outside, the property provides driveway parking for up to three vehicles, an integrated garage store and a landscaped multi-level rear garden. Further practical benefits include an electric car charger, two loft access points and useful storage throughout, making this a versatile home for modern family life.

THE DETAIL

The Detail

Upon entering, the generous hallway immediately gives a sense of the space available, with laminate flooring, an attractive arched window, composite entrance door and useful space for coats and shoes. The staircase rises to the first floor, while the downstairs WC is conveniently positioned off the hallway and features full tiling, wash basin and WC.

The open-plan lounge and dining area creates an excellent everyday living and entertaining space. Dark wood-effect laminate flooring runs throughout, with shutters to the lounge window and useful understairs storage. The dining area benefits from sliding patio doors opening directly onto the rear garden, while a further door leads through to the kitchen. The kitchen features tiled flooring, cream cabinetry with wood-effect worktops, integrated oven and induction hob, spotlights and excellent cupboard provision, together with space for a fridge freezer and dishwasher. A door provides access to the garden and the particularly generous utility room which provides a good amount of worktop and cupboard space, with room for both a washing machine and tumble dryer, together with tiled flooring and plenty of floor space. This makes it a highly versatile room which could comfortably accommodate additional storage, laundry requirements, gym equipment or other practical uses, while an internal door provides access to the garage store.

Upstairs, the principal bedroom is a particularly generous double bedroom with shutters to the window and excellent flexibility. The current owners have created a walk-in wardrobe, providing a dedicated dressing and storage space with its own window and shutters, together with plenty of room for wardrobes and drawers. Importantly, the configuration also offers potential for future adaptation; with a relatively small amount of reconfiguration to the existing door arrangement, the walk-in wardrobe could potentially be

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incorporated as an additional single bedroom, subject of course to any necessary works and permissions. This gives the property valuable flexibility to adapt as family requirements change. There are two further double bedrooms, with one overlooking the garden, plus a useful fourth bedroom which could also suit home working. The bathroom includes a bath with mains shower and rainfall shower head, vanity unit, WC and heated towel rail. The landing provides additional storage, while two loft access points lead to a partially boarded loft with pull-down ladders and lighting. Wooden doors with matte black handles feature throughout.

Outside, the driveway provides parking for up to three cars and leads to the integrated garage store, which benefits from an electric door, power and water supply. An electric vehicle charging point is also installed. The rear garden is arranged over three levels, with a patio area, steps leading to a lawned section and a further raised level which is laid to stone, with power outlets and an outdoor tap, creating a variety of useful outdoor spaces.

Located in Findern, the property benefits from a peaceful cul-de-sac setting while remaining within easy reach of local amenities and transport links. The village offers a welcoming community environment, with convenient access towards Derby and the surrounding areas, making the property well placed for both everyday amenities and commuting.

AML Verification: In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

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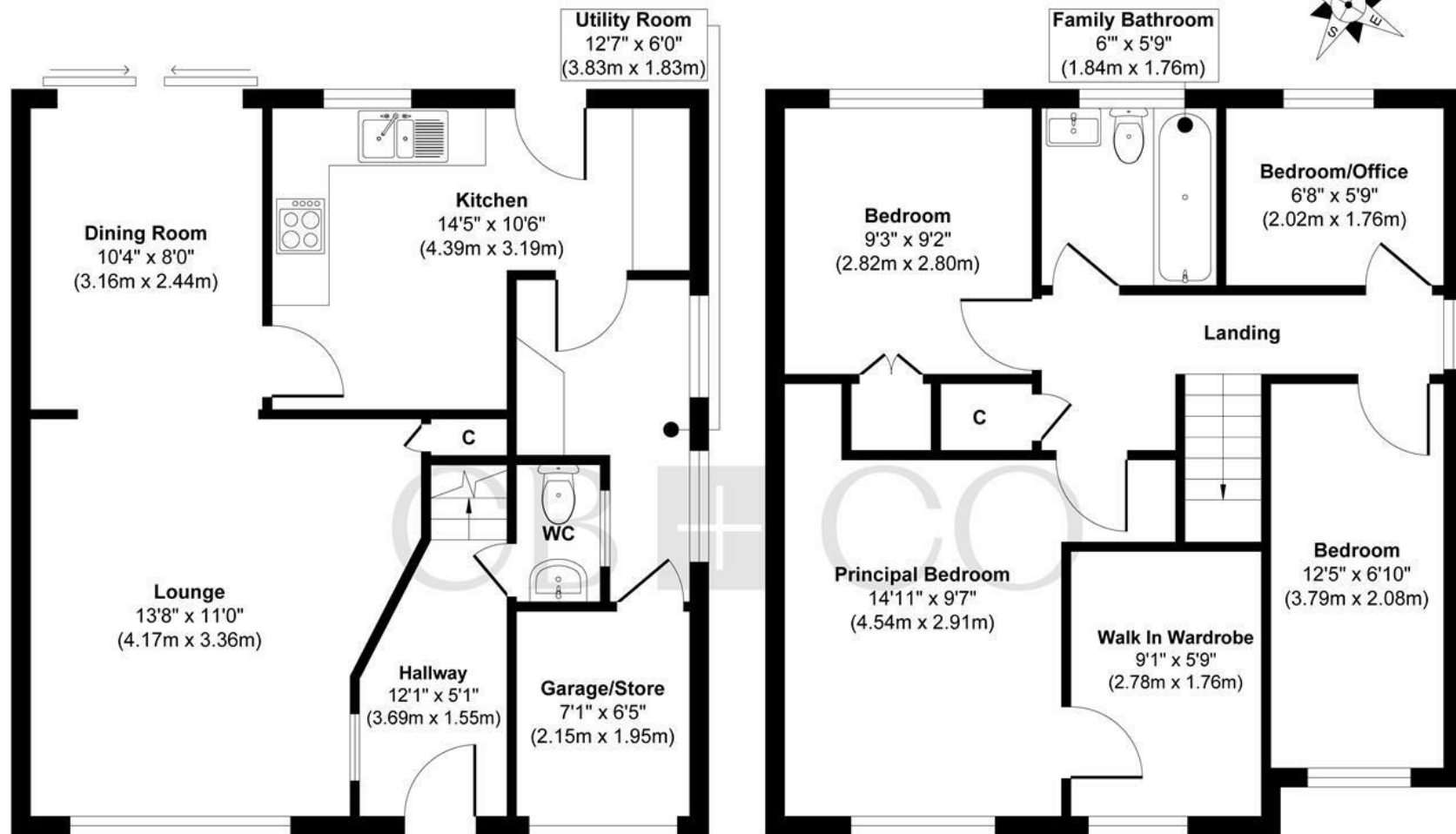








Wren Park Close



Ground Floor
Approximate Floor Area
554 sq. ft
(51.50 sq. m)

First Floor
Approximate Floor Area
543 sq. ft
(50.53 sq. m)

Approx. Gross Internal Floor Area 1097 sq. ft / 102.03 sq. m (Including Garage)

Approx. Gross Internal Floor Area 1055 sq. ft / 98.12 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

sq ft

EPC RATING

C

COUNCIL TAX BAND

B

- Extended Four-Bedroom Semi-Detached Family Home In A Quiet Cul-De-Sac Position
- Generous Entrance Hallway With Composite Door And Arched Window
- Open-Plan Lounge With Bespoke Shutters And Dining Room Providing A Spacious And Sociable Living Environment
- Dining Area With Matching Flooring And Sliding Patio Doors Opening Onto The Rear Garden
- Fitted Kitchen With Cream Units, Wood-Effect Worktops And Integrated Oven And Induction Hob
- Large Utility Room With Generous Floor Space
- Spacious Principal Bedroom With Shutters And Generous Walk-In Wardrobe
- Two Further Double Bedrooms Plus A Versatile Fourth Bedroom Ideal For A Child Or Home Office
- Driveway Parking For Up To Three Vehicles, Power Outlet, Water Supply, Electric Vehicle Charging Point And Access To The Integrated Garage Store
- Multi-Level Rear Garden With Patio Area, Steps To Lawn And Further Raised Stone Area

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

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