

Willowsend Close

Findern, Derby, DE65 6QA

£360,000

John 
German



This nicely proportioned property would suit a family or retirees that don't want to make downsizing uncomfortable! With three double bedrooms and generous living space all set within a quiet cul-de-sac location in the centre of this charming village.

Entrance to the property is via a spacious "L" shaped entrance hall which links leads off to all rooms and features a built-in cloaks cupboard and a large airing cupboard housing the combination boiler and slated shelving. The kitchen is fitted with an extensive range of base and eye level units including glazed display cabinets, roll edge worksurfaces and an inset stainless steel sink unit, tiled splashbacks, built-in eye level oven and an electric hob with an extractor hood over, space for additional appliances, tiled floor, window to the side and a door into the passage. The main living room is a beautifully proportioned room with plenty of space for dining and soft furnishings, with large patio doors providing access to the garden and a lovely outlook, whilst the "Adam" style fireplace with marble back and hearth provides a focal point. The recently refitted shower room features a large walk-in shower, floating vanity wash basin with storage beneath, low flush WC, full height ceramic tiling, a chrome heated towel radiator and a window to the front. The three lovely bedrooms complete the internal accommodation, all of which can all accommodate a double bed and are bright spacious rooms.

Outside, the property is sits on a corner plot with a partly lawned front garden with a gravelled low maintenance herbaceous border. The double width driveway provides off road parking as well as access to the garage. Between the house and the garage is a covered passage with a courtesy door into the garage with easy "dry" access from the kitchen. The spacious double garage has power and lighting connected. Finally, the west facing rear garden is mainly laid to lawn with a "P" shaped patio providing plenty of space for outdoor entertaining.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/02062026

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Ground Floor Building 1



Ground Floor Building 2

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Approximate total area^m
107.4 m²
1156 ft²

(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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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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