



## 30 Hillside, Findern, Derby, DE65 6AZ

**£269,950**



A smartly presented two bedroom detached bungalow with conservatory and car port located in this pretty south Derbyshire village attractively offered for sale with no chain and immediate vacant possession.



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The gas centrally heated and UPVC double glazed accommodation comprises, entrance hallway with recessed storm porch beneath the side car port, built-in store cupboards and loft access, fitted kitchen with drop-leaf breakfast table, generous living room with fireplace, principal bedroom with fitted wardrobes and cabinets, bedroom two/dining room leading into a conservatory with French doors into the garden, there is finally a wet-room shower and WC.

Externally the property has a neat, low-maintenance front garden with a generous block paved side driveway in-part covered by a car port with gated access into a further low maintenance garden with patio, further raised patio and gravelled area suitable for potted plants, timber garden shed.

Findern is a highly popular South Derbyshire village located off the A38 neighbouring Littleover and Mickleover with typical village amenities including a convenience store, pleasant countryside walks and with ease of access to the popular Mercia Marina with cafe's and restaurants in a pleasant waterfront setting.

This property does offer the potential for extension and/of loft conversion to create a larger family home subject to the necessary planning consent and building regulations.

## Accommodation

### Entrance Hallway

UPVC double glazed front door, store cupboard, airing cupboard, loft access and radiator.

### Kitchen

**10'1" x 8'10" (3.07m x 2.69m)**

Smartly appointed with a range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled walls, stainless steel sink and drainer, electric oven, gas hob and extractor fan, space for a fridge freezer and washing machine, concealed boiler, breakfast bar, UPVC double glazed window, tiled floor.

### Lounge

**17'1" x 11'1" (5.21m x 3.38m)**

A pleasant room with fireplace and an inset electric fire, front facing UPVC double glazed window, media connections and radiator.

### Bedroom One

**12'6" x 9'8" (3.81m x 2.95m)**

With fitted wardrobes, overbed cabinets and bedside tables, rear facing UPVC double glazed window and radiator.

### Bedroom Two

**10'4" x 8'8" (3.15m x 2.64m)**

A second generous bedroom or dining room with radiator with UPVC double glazed window

## Conservatory

8'11" x 8'2" (2.72m x 2.49m)

Brick base construction with UPVC double glazed windows, French doors and pitched roof with fan.

## Wet Room

5'10" x 5'2" (1.78m x 1.57m)

With electric shower, wash basin and WC, vinyl flooring, UPVC double glazed window and extractor fan, towel radiator.

## Outside

Externally the property has a neat, low-maintenance front garden with a generous block paved side driveway in-part covered by a car port with gated access into a further low maintenance garden with patio, further raised patio and gravelled area suitable for potted plants, timber garden shed.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

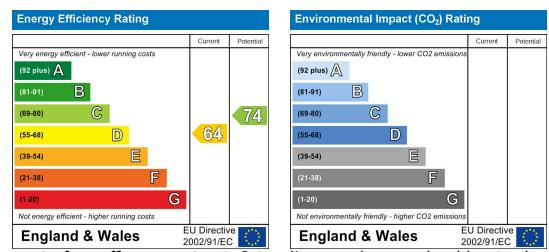


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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