

# Fletcher & Company

## 17

Hazel Close, Findern, Derby, Derbyshire, DE65

Guide Price £599,950 Freehold



- Ideal Family Home
- Spacious & Versatile
- Tastefully Presented Throughout
- Porch, Hallway & Fitted Guest Cloakroom
- Dual Aspect Lounge
- Fabulous Open Plan Living Kitchen with Lounge/Dining Area
- Principal Bedroom with En-Suite Shower Room
- Three Bedrooms & Bathroom
- Good Sized Driveway & Garage
- Beautiful Private Rear Garden





## Summary

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An immaculately presented, four bedroom, detached residence occupying a fabulous end of cul-de-sac location offering stunning views to rear over neighbouring fields.

This is a rare and exciting opportunity to acquire a particularly well presented, four bedroom, detached family home and a fabulous location affording stunning views to the rear over neighbouring open countryside. The property has been extremely well maintained and upgraded by the current vendors and the quality of the accommodation on offer requires an internal inspection to fully appreciate. Double glazed and gas central heated with porch, entrance hall with staircase to first floor, fitted guest cloakroom, lounge with dual aspect affording views to the rear and fabulous open plan living kitchen comprising quality fitted kitchen and spacious lounge/dining room off with extensive windows and French doors making the most of the fabulous views.

The first floor accommodation features a stylish, split-level semi-galleried landing and principle bedroom with Juliet balcony, large well-appointed ensuite, three further good sized bedrooms and a bathroom.

To the front of the property is a well maintained driveway providing ample off-road parking and access to an integral garage. A side gate gives access to a large hard standing area ideal for a shed. There is a generously sized pond, well maintained lawn, well-stocked borders containing plants, shrubs and hedging, extensive decked seating/dining area making the most of the fabulous outlook and a lower level seating area. The property also benefits from ornamental lighting and CCTV.

# F&C

## **The Location**

The South Derbyshire village of Findern is very popular and centres around an attractive open green and local village shop. There is a primary school on the outskirts of the village as well as a nursery. Findern is surrounded by open countryside and this particular property has direct access onto neighbouring fields, ideal for pleasant walks. Nearby villages include Willington, Repton and Etwall which combine to offer a further range of amenities including a varied selection of shops, pubs, restaurants, train station, Trent and Mersey canal sidewalks as well as further primary schools, Repton public school and John Port secondary school. The property is only a short distance from Mercia Marina which is the Europe's largest inland marina. Findern also gives excellent access to A50 and A38 making links to Derby, Burton on Trent and East Midlands Airport quick and accessible.

## **Accommodation**

### **Ground Floor**

#### **Porch**

6'4" x 5'7" (1.95 x 1.72)

A UPVC double glazed and leaded entrance door provides access to useful porch with double glazed windows to front and side and stylish glass door leading to entrance hall.

#### **Entrance Hall**

11'5" x 5'10" (3.48 x 1.80)

With staircase to first floor, understairs storage cupboard and double glazed window to front.

#### **Lounge**

19'1" x 13'3" (5.82 x 4.04)

Having two central heating radiators, decorative coving, double glazed window to front and double glazed sliding patio doors to rear giving access to the wonderful garden and views beyond.

### **Stunning Open Plan L-Shaped Living Kitchen**

#### **Kitchen Area**

12'8" x 12'5" (3.88 x 3.79)

Comprising granite effect worktops, tiled surrounds, inset one and a quarter stainless steel sink unit, quality fitted base cupboards and drawers, complementary range of wall mounted cupboards, inset gas hob with extractor hood over, adjacent oven, integrated dishwasher and fridge freezer, space for washing machine, central heating radiator, double glazed window to rear offering fabulous views and open access to lounge/dining room.

#### **Dining Area**

18'11" x 11'2" (5.78 x 3.41)

Having a central heating radiator, two double glazed French doors giving access to the side and rear of the garden and integral door to fitted guest cloakroom.

#### **Lounge Area**

Featuring an electric fire, central heating radiator, recessed ceiling spotlighting, an extensive range of double glazed windows to side and rear as well as French doors opening on to the decked seating area.

#### **Fitted Guest Cloakroom**

4'9" x 4'2" (1.47 x 1.28)

Appointed with a low flush WC, vanity unit with wash handbasin and drawers beneath and central heating radiator.

#### **First Floor Landing**

11'1" x 9'10" (3.39 x 3.00)

Featuring a split level, semi-galleried landing with central heating radiator, access to loft space and beautiful original stained glass window to front.

**Bedroom One**

12'10" x 11'2" (3.92 x 3.42)

Having a central heating radiator, double glazed window to side, double glazed doors to rear incorporating Juliet balcony offering fabulous views and door to en-suite.

**En-Suite Shower Room**

11'1" x 9'10" (3.39 x 3.00)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and drawers beneath, large walk-in shower cubicle, central heating radiator, recessed ceiling spotlighting, door to landing and double glazed window to front.

**Bedroom Two**

12'7" x 10'2" (3.84 x 3.11)

Having a central heating radiator and double glazed window to front.

**Bedroom Three**

10'9" x 8'5" (3.29 x 2.57)

With central heating radiator, fitted wardrobe and double glazed window to rear.

**Bedroom Four**

10'11" x 7'11" (3.33 x 2.42)

With central heating radiator, fitted wardrobe and double glazed window to rear with views.

**Bathroom**

6'5" x 5'4" (1.97 x 1.63)

Well appointed and fully tiled with low flush WC, pedestal wash handbasin, bath with shower over, chrome towel radiator and double glazed window to rear.

**Outside**

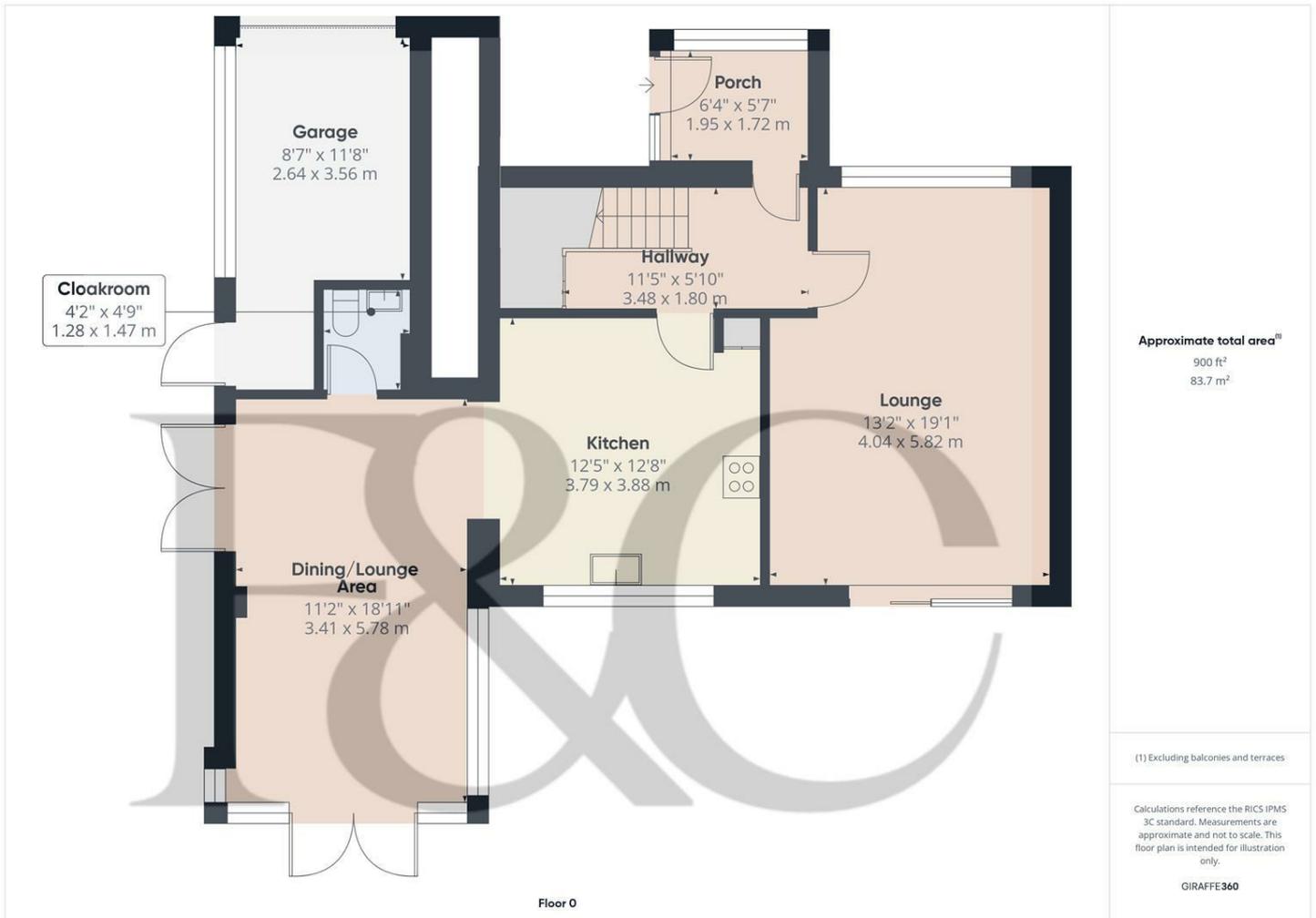
The property occupies a fabulous location at the end of Hazel Close tucked away in this quiet cul-de-sac. It sits back behind a landscaped fore-garden with a newly tarmacked and extended driveway giving ample off road parking and access to an integral garage. There is a side gate leading to a patio area and large shed. Having a fabulous large pond, pleasant lawn surrounded by well stocked borders and hedging, decked seating area, lower level decked area and entertaining space and lower level seating area. The views are a true feature of this sale and the garden offers an extremely high degree of privacy.

**Garage**

11'8" x 8'7" (3.56 x 2.64)

With electric door, power, lighting, wall mounted gas fired boiler and pedestrian access to the side.

**Council Tax Band D**





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17 Hazel Close  
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Council Tax Band: D  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	