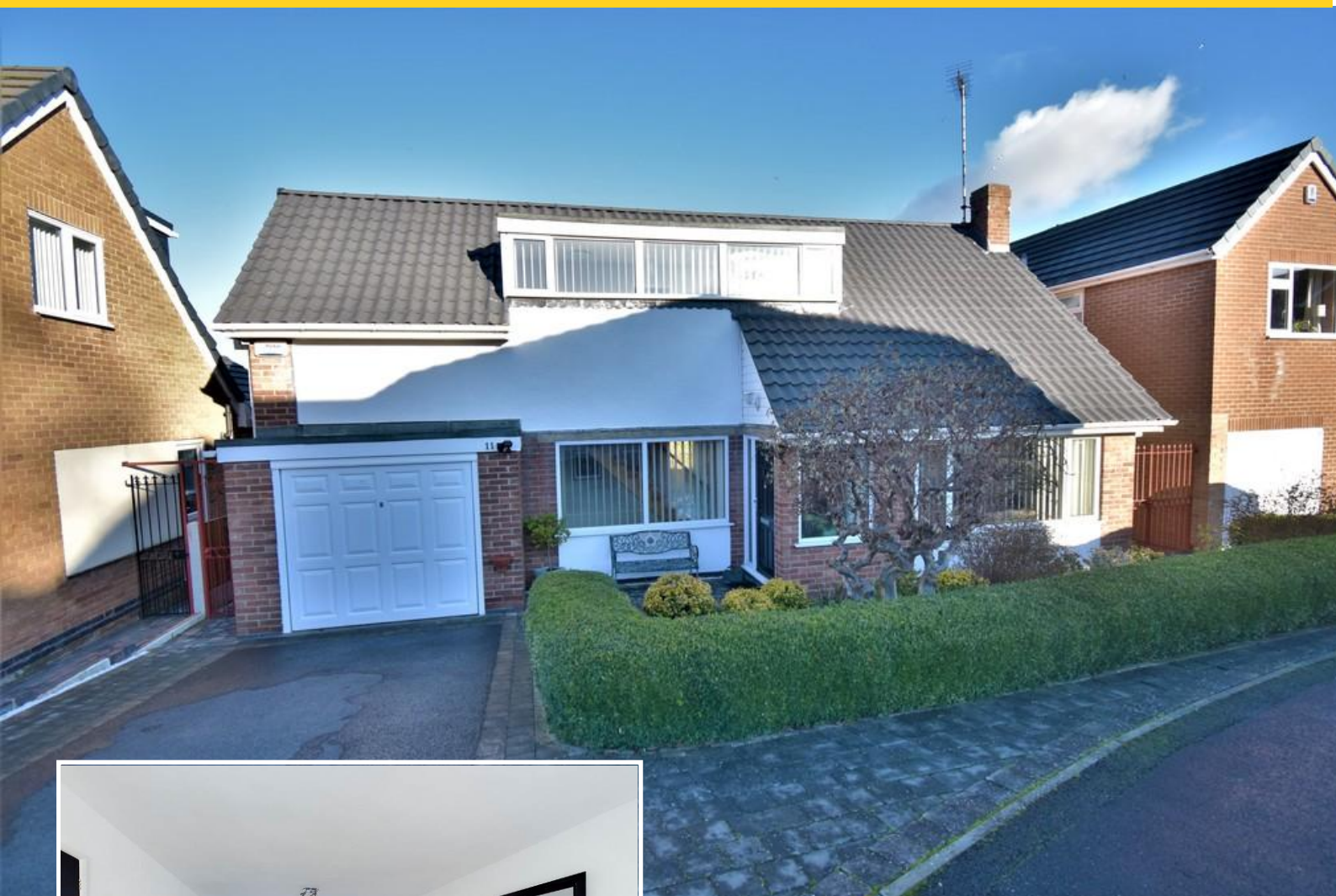


# Hazel Close

Findern, Derby, DE65 6AU



Are you looking for something that's just that little bit different with a modern aesthetic? This lovely mid century home offers a spacious and stylish layout with lots of natural light enjoying a unique location overlooking open fields.

Offers in the region of £375,000

John German 

Entrance to the property is via a composite entrance door with a full height uPVC double glazed side panel opening onto an entrance porch with hanging space for coats, uPVC opaque double glazed window to the front and glazed entrance door leading into the hallway.

The spacious hall has great natural light from the uPVC double glazed window that overlooks the front elevation and from the large upstairs window that throws light down the open staircase with oak treads and wrought-iron geometric banister. The hall also features a large built-in coats cupboard and central heating radiator. Internal doors lead off the main ground floor living spaces.

The lounge has a lovely double aspect with a large uPVC double glazed window overlooking the front garden and a matching window enjoying uninterrupted views of the fields to the rear. An elegant polished stone fireplace forms the focal point of the room with an inset living flame gas fire, communicating doors to the hallway and kitchen.

The dining kitchen is fitted with a comprehensive range of base and eye level units with roll edge worksurfaces, inset one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks, integrated dishwasher, under counter double oven and four ring gas hob with pull out extractor hood over. There is space for a fridge freezer together with a built-in larder cupboard, plenty of dining space, floor mounted boiler, ceramic tiled floor, large uPVC double glazed picture window with field views and a matching entrance door opening onto the rear patio.

On the first floor the open tread staircase leads to a half landing with access to bedroom two which is a lovely double room with a uPVC double glazed window to the rear, central heating radiator and range of fitted floor to ceiling wardrobes. The stairs continue up to the main galleried landing with a full length uPVC double glazed picture window providing loads of natural light, built-in airing cupboard, central heating radiator and doors leading off to the remaining bedrooms and to the family bathroom.

The fully tiled bathroom is fitted with a quality three piece suite in white comprising low flush WC, bath with shower over and a large pedestal hand wash basin. There is a uPVC double glazed window to the rear, large wall mounted mirror and a heated towel rail.

The master bedroom is a lovely size with a full range of fitted wardrobes and a large uPVC double glazed picture window with open field views plus a central heating radiator.

Completing the internal accommodation is bedroom three which also enjoys lovely views from a large uPVC double glazed window, and a central heating radiator.

Outside the property sits back from the road behind an immaculate front garden with privet hedging and an ornamental twisted hazel. The paths and driveway have been recently re-laid with a combination of tarmac and block paving. Gated access is available on either side of the property with block paved pathways leading around to the rear of the property.

The fully enclosed rear garden has been landscaped and laid out over two levels to make the most of the sloping plot, designed for easy maintenance and to maximise the impact of the spectacular outlook. The top level is mainly paved with gravelled borders and screened on both sides by manicured evergreen shrubs. Steps lead down to a second level with additional paving providing plenty of seating options. A second set of steps drop down to the stream that runs along the end of the garden and the plot finishes on the bank opposite.

The integral garage has an up and over vehicular door, power and lighting connected, window to the side and a built-in storage cupboard. Built at the end of the garage is a very useful outside WC accessed off the rear garden.

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)  
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/23012023

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



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Approximate total area<sup>(1)</sup>

1213.90 ft<sup>2</sup>

112.78 m<sup>2</sup>

Reduced headroom

16.36 ft<sup>2</sup>

1.52 m<sup>2</sup>

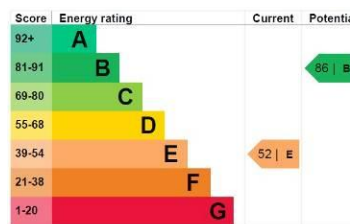
(1) Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





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#### Agents' Notes

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#### Referral Fees

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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