

Hawthorn Crescent

Findern, Derby, DE65 6AN



Turn key property making a great first time purchase having been thoroughly updated including a stylish refitted kitchen, extensive re-plastering, new carpets and flooring, replacement windows where needed, serviced combi boiler and updated electrics. Set on a generous corner plot in a charming village location.

NO UPWARD CHAIN

£220,000



John German 

The village of Findern is a popular South Derbyshire village noted for its primary school, attractive open green with post office/shop and garden centre. Nearby Mercia Marina is an extremely stylish inland marina offering a selection of boutique style gift shops and restaurants and a pleasant day out. There are also attractive walks within the surrounding open countryside and neighbouring Willington offers some beautiful canalside walks and popular pubs as well as a train station. A greater range of local amenities can be found in the neighbouring suburbs and villages of Littleover, Etwall and Mickleover and there is excellent commuter access via the A38 and A52.

Entrance to the property is via a composite entrance door into an entrance hall with stairs rising to the first floor landing and doors leading to the cloakroom and the ground floor accommodation.

The spacious cloakroom is fitted with a low flush WC and a wash basin set in a vanity unit with storage under. There is a uPVC double glazed window to the side, central heating radiator, hanging space for coats, a wall mounted combination boiler and extra storage space.

The lounge has a picture uPVC double glazed window overlooking the front garden and a sleek marble effect fireplace, a neutral fitted carpet and central heating radiator. The lounge is open plan to the dining room which overlooks the rear garden with a matching window, neutral fitted carpet and central heating radiator. A square archway leads into the kitchen that has been refitted with a range of stylish oak base and eye level units with brushed chrome handles and quartz worksurfaces, inset one and a half bowl sink unit with mixer tap, and built in oven with four ring gas hob with extractor hood over. Spaces have been left for the washing machine, dishwasher and fridge freezer. There are uPVC double glazed windows to the rear and side elevations, uPVC double glazed side entrance door, central heating radiator, ceiling spotlighting and vinyl flooring.

Stairs lead to the first floor landing with a neutral fitted carpet, uPVC double glazed window to the side, access to the loft and doors leading off to the bedrooms and shower room.

The shower room is fully tiled and fitted with a modern three piece suite comprising corner shower, low flush WC and a wash basin encased in a vanity unit with storage beneath, vinyl flooring, uPVC double glazed window to the rear and central heating radiator.

The main bedroom is a lovely large room with two uPVC double glazed windows overlooking the front garden and a built-in over stairs storage cupboard, a neutral fitted carpet and central heating radiator.

The second bedroom is also double in size with a uPVC double glazed window overlooking the rear garden, central heating radiator, a neutral fitted carpet and a built-in airing cupboard fitted with a radiator.

Outside the property is sat on a triangular corner plot with a large open frontage having lawned gardens and a tarmaced driveway providing ample off road parking. Access via double gates to the side of the property leads to further secure parking. Also to the side there is also a timber framed summerhouse with a peaked roof, double glazed French doors and a front deck.

The rear garden enjoys a good degree of privacy provided by timber fencing with sturdy concrete posts and gravel boards, being mainly laid to lawn with ornamental borders and a paved patio area.

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.gov.uk/government/organisations/environment-agency

Our Ref: JGA/11122023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent