

# Hillside

Findern, Derby, DE65 6AZ

John German





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Offers over £300,000

Situated within the popular village of Findern, this extended, semi-detached home benefits from an abundance of living space throughout. Having five bedrooms to the ground and first floor, this versatile living space can be adapted and altered to suit all types of families.



As you approach this home, you will notice the ample amount of off-street parking to the front, via the block paved driveway. Upon entry, you are greeted with the entrance hallway, which enjoys a spacious lounge to the rear with patio doors leading to the rear garden.

The kitchen is a wonderful space, which is ideal to entertain. Having integrated appliances, matching base and wall units with worktops above. The utility room offers a space to hide the noisy white goods and allows access to the rear garden.

To the ground floor, this home currently offers two downstairs bedrooms and a guest w/c. The bedrooms are versatile and could easily be used as a study, dining room, playroom etc.

To the first floor, this property benefits from an additional three bedrooms, two of which are doubles. The master bedroom has dual aspect, which brings in plenty of light into the room and enjoys an ensuite which has shower over the bath, low-level w/c and wash hand basin. As well as this en suite, you will also find the family bathroom on the first floor, which once again has a low-level flush w/c, wash hand basin and bath with mixer taps.

This home has a tiered garden which is mainly laid to lawn and is privately enclosed to the perimeter. The current sellers have built a garden room which has electricity to it and houses a functional electric hot tub. The garden also enjoys a wooden bar, which was a lockdown project for the current sellers!

Findern is a very popular residential village, known for its rural aspects, as well as being a short drive away from Derby City Centre. The property is also well placed for commuter links, including A38, A50 & M6. Hillside sits in close proximity to good local schools such as Findern Primary School and John Port Secondary.

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

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband and 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 C

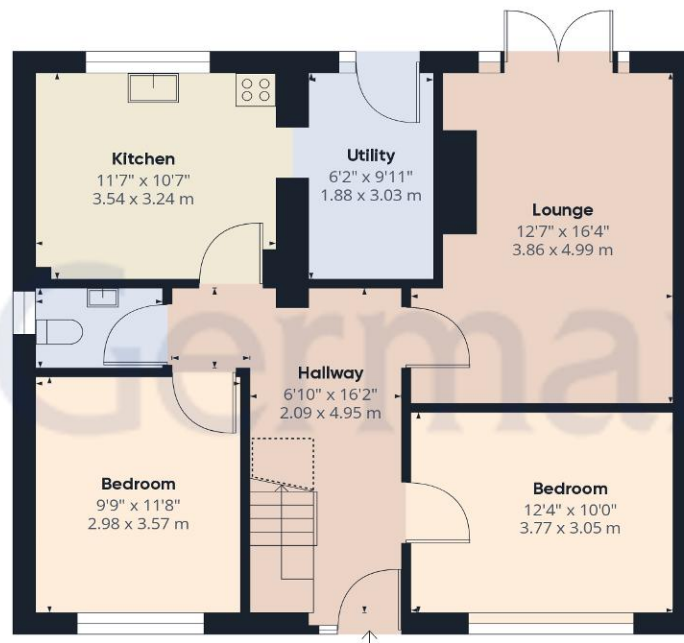
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/04062024

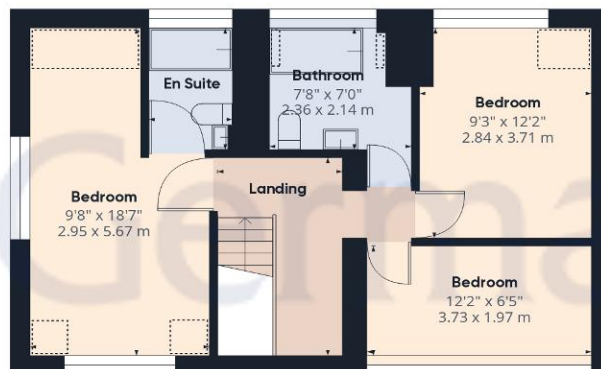
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Ground Floor



Floor 1

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

1272.72 ft<sup>2</sup>  
118.24 m<sup>2</sup>

**Reduced headroom**

42.34 ft<sup>2</sup>  
3.93 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



### Agents' Notes

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**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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