

# Wallfields Close, Findern

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Offers in excess of  
£280,000



This property at a glance:



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# Wallfields Close, Findern

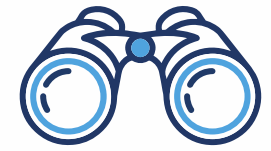


## Sam says:

*This is a really lovely home in a fantastic area. I love how the downstairs space flows, with the lounge having a large bay window letting in lots of natural light and through to the dining room with patio doors out onto the decking. The kitchen is a great space having all integrated appliances including a tumble dryer! There is also an under-stairs storage cupboard in the kitchen giving even more space. Upstairs there are two fantastic sized double bedrooms and one single bedroom. Bedroom One has an array of fitted wardrobes, bedroom two also benefits from fitted wardrobes. There is a modern family bathroom with fitted storage. Outside the garden has a patio area, a decked area and an area of grass, there is access to the driveway through a gate and access to the part converted area via a side door. This room is currently being used as a gym but also could be used as an office space or even a playroom!"*



# Wallfields Close, Findern



## Did you spot...

This property has planning permission for a double storey extension?



## A message from the seller:

*"This house has so many amazing benefits from having the best neighbours to being economical to run. It's a corner plot on a lovely cul de sac with so many great families, couples and elderly residents that have lived there for over 30yrs! The cost of running the house is low as it gets plenty of sunlight and is well insulated. We took out the fire place when we bought it as the central heating system makes it super warm through the winter months. Findern is a brilliant village and we have very much enjoyed raising our daughters here."*





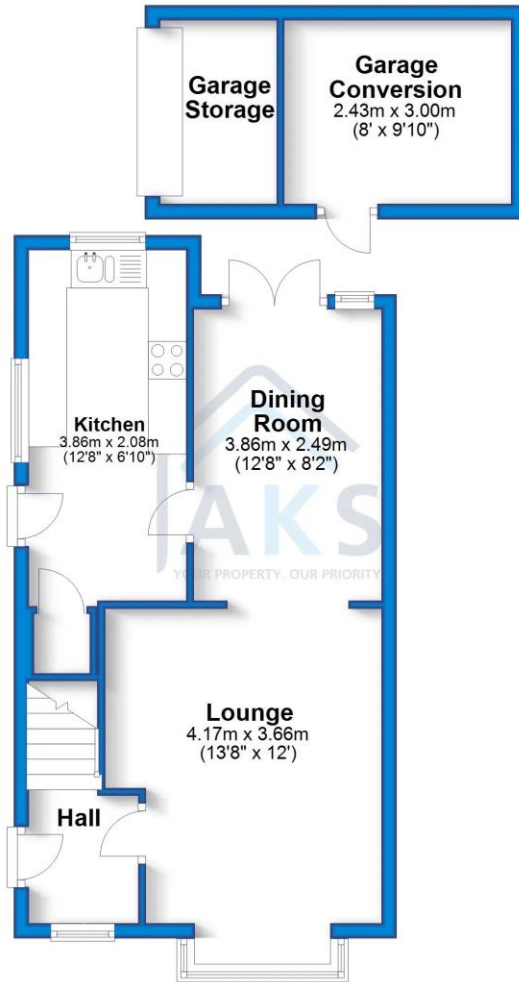
# Floor Plan



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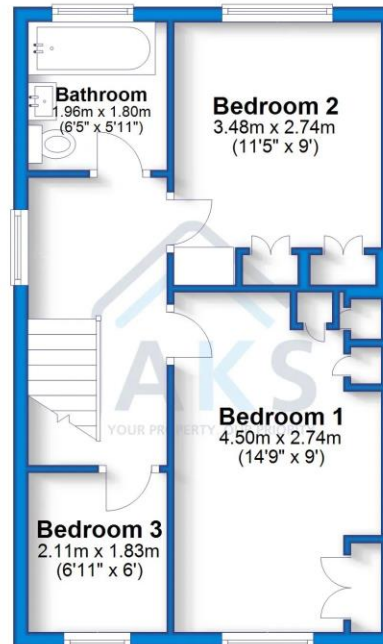
## Ground Floor

Approx. 49.8 sq. metres (536.5 sq. feet)



## First Floor

Approx. 37.7 sq. metres (405.4 sq. feet)



Total area: approx. 87.5 sq. metres (941.9 sq. feet)



# Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	72	
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	



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## Key Features:

- CORNER PLOT
- DRIVEWAY
- CUL-DE-SAC LOCATION
- PART CONVERTED GARAGE
- OPPOSITE A GREEN
- PLANNING PERMISSION APPROVED FOR A DOUBLE STOREY EXTENSION



## About the area:

Findern is a beautiful and traditional village. The amenities within the village include the Post Office, Tea Rooms, Hairdressers and Nursery all around The Green. Just a 5-minute drive from Findern, Derby Moor Academy has gym facilities, grass and artificial football pitches and tennis courts. It's a great village for the outdoors, with footpaths leading down to the canal path which leads to Mercia Marina with independent shops, restaurants and cafes. For commuters, it's a short drive to the A38 which leads to Derby City Centre, Royal Derby Hospital and the A50. The bus service which runs through the village goes to Derby City Centre as well as Burton Town Centre.



## Schools:

Findern has its own Primary School with the Secondary School being John Port in the neighbouring village of Etwall.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call  
**01332 30 30 30**

[Click here](#) to watch the property video

