



44 Wallfields Close
Findern
Derby
DE65 6QL

£1,500 Per Calendar Month

- Village location
- Five bedroom detached residence
- Three reception rooms
- Conservatory
- Kitchen and utility
- Principal bedroom with en-suite
- Family bathroom
- Parking
- Enclosed rear garden backing onto a paddock
- LET & MANAGED By Scargill Mann & Co

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EST. 1995

GENERAL INFORMATION

This five-bedroom detached residence, situated at the head of this popular cul de sac. Backing onto a paddock at the rear, the gas centrally heated accommodation offers an entrance hallway with storage, three reception rooms, a guest cloakroom, a fitted kitchen and a utility. On the first floor is a principal bedroom with an ensuite and four further bedrooms.

Outside to the front is a driveway offering parking for several vehicles, and to the rear is an enclosed garden with a patio, lawn and a workshop/hobbies room.

LOCATION

Findern is a popular village location with great access back into the city of Derby and great access to the surrounding road network with the A38 and A50 for those requiring travel to the further commercial centres in the area. The village offers popular garden centres, a post office, village hall, and the nearby Mercia Marina offers an array of boutique shops, cafe and restaurant.

ACCOMMODATION

ON THE GROUND FLOOR

HALLWAY

1.85m x 2.m (6'0" x 6'6")

Attractive wood flooring, stairs off to first floor, useful understairs storage cupboard ideal for boots and shoes, doors opening off to-

GUEST CLOAKROOM

1.61m x 2.72m (5'3" x 8'11")

Radiator, obscure window to the side aspect, wall mounted hand wash basin with tiled splashback and w.c. Ceiling light point and tiled flooring.





LOUNGE

5.16m x 3.10m (16'11" x 10'2")

Has a bow window to the front aspect, radiator, ceiling light point and contemporary style fire surround with electric fire inset.

FURTHER LOUNGE

5.45m x 2.73m (17'10" x 8'11")

Obscure window to the side aspect, window to the front aspect, coving to ceiling, radiator and ceiling light points.

DINING ROOM

2.29m x 3.39m (7'6" x 11'1")

Wood effect flooring, radiator, ceiling light point and sliding patio door opening to-

CONSERVATORY

2.66m x 2.44m (8'8" x 8'0")

Door to the rear garden, wall light points and tiled flooring.

KITCHEN

4.89m x 2.80m (16'0" x 9'2")

Range of base cupboards, drawers, matching wall mounted cabinets, worktops which incorporate a 1 1/4 stainless steel sink and four ring gas hob. Space for a fridge freezer, dishwasher, integrated double oven, two windows looking out onto the rear garden, door giving access out onto the patio, there is a useful shelving storage cupboard and further door opens through to-

UTILITY

1.81m x 2.73m (5'11" x 8'11")

With base cupboards and matching wall mounted cabinets, work tops incorporate stainless steel sink with mixer taps, Valiant domestic hot water and central heating boiler is housed here, there is an obscure window to the side aspect, provision for washing machine, space for tumble dryer, radiator and ceiling light point.

TO THE FIRST FLOOR



LANDING

1.69m x 4.13m max (5'6" x 13'6" max)

Loft access, ceiling light point, airing cupboard housing the domestic hot water and central heating tank and all doors lead off.

BEDROOM ONE

2.77m x 4.13m (9'1" x 13'6")

Window to the front aspect, radiator, ceiling light point, coving to ceiling and a range of built-in wardrobes providing hanging space and shelving, door leads through to-

EN-SUITE SHOWER ROOM

2.20m x 2.75m max (7'2" x 9'0" max)

Tiled floor, pedestal hand wash basin with tiled splashbacks, w.c. and fully tiled shower enclosure with glazed walls, obscure window to the rear aspect and a useful built-in storage cupboard with shelving.

BEDROOM TWO

2.73m x 3.76m (8'11" x 12'4")

Window to the rear aspect, radiator and ceiling light point.

BEDROOM THREE

2.73m x 3.92m (8'11" x 12'10")

Window to the front aspect, radiator, ceiling light point and two built-in wardrobes providing hanging space and shelving.

BEDROOM FOUR

1.90m x 3.02m (6'2" x 9'10")

Window to the front aspect, radiator and ceiling light point.

BEDROOM FIVE

1.92m x 2.87m (6'3" x 9'4")

Window to the rear aspect, radiator and ceiling light point.



BATHROOM

1.62m x 2.94m (5'3" x 9'7")

With a w.c., vanity unit with hand wash basin over, bath with mixer taps with shower attachment and separate Triton electric shower over with glazed screen, there are tiled surrounds, radiator, coving to ceiling, ceiling light point and obscure window to the side aspect.

OUTSIDE & GARDENS

The property sits back off Wallfields, at the end of the cul-de-sac.

Tarmacadam driveway providing ample parking for several vehicles.

The rear of the garden is fully enclosed with a paved patio area, lawn and workshop. The property overlooks the paddock to the rear.

DIRECTIONAL NOTE

From Derby via the A38, leave at the Findern Interchange and take Burton Road to Findern Village. Follow Burton Road onto Doles Lane after approximately 1/2 mile will be Wallfields Lane on the left hand side, the property is located at the bottom of the road.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. Available Now

PROPERTY RESEVRATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT

5 Weeks Rent.

ADDITIONAL INFORMATION

Property construction: Brick & Tile

Parking: Off road Driveway

Electricity supply: MAINS -

Water supply: MAINS - Severn Trent

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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