

CURRAN  
BIRDS  
+ CO

Hillside, Findern  
Derbsyhire  
£375,000





# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



**SPACIOUS DETACHED BUNGALOW IN SOUGHT AFTER VILLAGE LOCATION** - An attractive and generously proportioned three-bedroom detached bungalow, ideally positioned set back from the road on the highly sought after Hillside on the edge of the ever-popular South Derbyshire village of Findern.

The property would benefit from some modernisation, it presents an exciting opportunity to update or reconfigure the layout to suit individual tastes and lifestyle needs. The accommodation briefly comprises: a welcoming entrance hallway, a spacious lounge/dining room with access to the rear garden, and a fitted kitchen. Off the hallway are three well-proportioned bedrooms and a four-piece family bathroom.

Externally, the property enjoys a generous, landscaped plot with a driveway to the front and a tandem double garage to the side and there is a beautifully maintained private and enclosed landscaped rear garden.









## The Detail

Entered via a quarry-tiled open porch with UPVC double doors and side panels, the property opens into a broad hallway with loft access, cloaks cupboard and airing cupboard.

The principal living space is a generously sized lounge/dining room with a large rear-facing window and glazed door opening out onto the garden. A pine feature fireplace with electric fire and marble surround provides a traditional focal point.

The kitchen is fitted with oak-fronted units, roll-edge laminated worktops and integrated Bosch oven and hob. There is space for additional appliances and a front-facing window allows for good natural light.

There are three bedrooms, including a spacious primary bedroom with fitted maple-effect wardrobes and matching drawer units, a bay-fronted second bedroom, and a third room that could serve equally well as a bedroom, dining room or study. The bathroom comprises a four-piece suite with bath, separate shower, WC and basin, and features fully tiled walls and recessed lighting.

Externally, the property sits behind a lawned foregarden with driveway parking leading to a tandem double garage. The rear garden is mainly laid to lawn with a paved patio and mature planting borders, enclosed by a fence panelled boundary.











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## The Location

Situated in the picturesque village of Findern, offering a peaceful setting with excellent connectivity. The property enjoys a tranquil location while being close to essential amenities.

Nearby Willington offers a selection of shops and pubs, while the renowned Mercia Marina, just a short distance away, provides a range of boutique shops, a restaurant, and a bar, perfect for leisure and dining.

For those who enjoy outdoor activities, the local canal path offers a great route for walking. Findern's location also offers excellent access to major transport links, with the A38, A50, and M1 within easy reach.

Additionally, the property is ideally positioned for those working at Toyota and Rolls-Royce, making it a convenient choice for professionals.





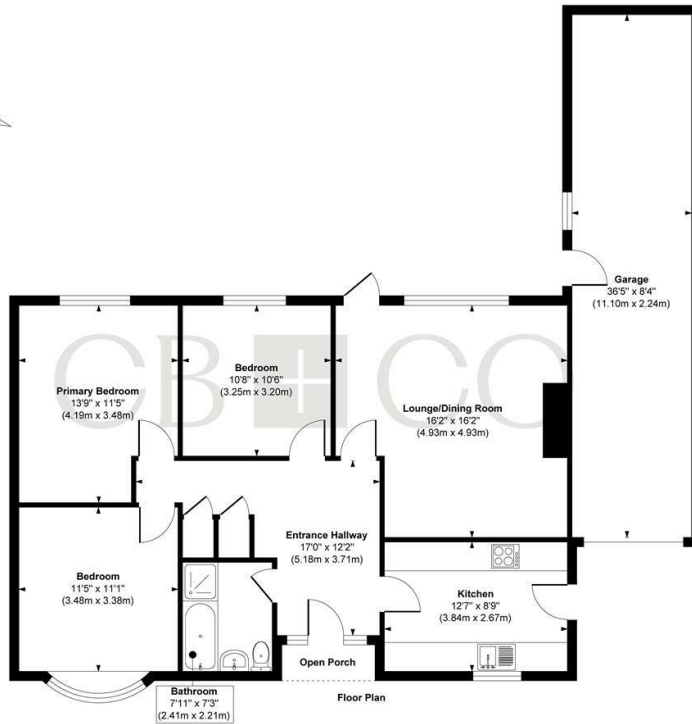








## Hillside, Findern, Derbyshire



**Approx. Gross Internal Floor Area 1272 sq. ft / 118.17 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The *Particulars*

- Spacious Three Bedroom Detached Bungalow
- Exciting Potential for Cosmetic Updating & Re-Modelling
- Highly Sought after South Derbyshire Village
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, Fitted Kitchen & Spacious Lounge Dining Room
- Three Bedrooms & Four Piece Bathroom Suite
- Driveway, Tandem Double Garage & Landscaped Enclosed Rear Garden
- Close to Mercia Marina & Open Countryside
- Easy Access to Mickleover, Willington & Repton
- No Chain Involved

### *Size*

Approx 1272.00 sq ft

### *Energy Performance Certificate (EPC)*

Rating C

### *Council Tax Band*

D



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Let's *Talk*

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