

# SCARGILL MANN & CO.

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## Chestnut Cottage, 5 Main Street Findern, Derby, DE65 6AG



**A lovely double fronted three bedroom period cottage full of character and charm situated in the heart of the village Findern, offering two good size receptions rooms, kitchen and utility to the ground floor. To the first floor are three bedrooms with family bathroom and en suite shower to master.**

**Price £260,000**



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## GENERAL INFORMATION

### THE PROPERTY

A lovely double fronted three bedroom period cottage set in the heart of the village of Findern just off The Green. This superb period residence oozes character and charm with exposed brick fireplaces, beams and latched doors. Set over two floors, a cosy entrance door opens into a hallway with stairs off to the first floor and quarry tiled flooring. Doors lead off to the lounge with an inglenook style fireplace, dining room with feature brick chimney breast and a modern kitchen with utility area off. To the first floor is a master bedroom with exposed timbers to the ceiling and walls and an en-suite. There are two further bedrooms and a family bathroom.

Outside, to the rear is an enclosed courtyard garden which is low maintenance with a gate giving access for dustbins.

### LOCATION

The village of Findern (mentioned in the Domesday Book) is steeped in history. Findern offers a good range of local amenities including a reputable primary school, useful general store/post office, parish church overlooking the attractive open green, and a bus services to nearby regional centres. We would also point out that the Trent & Mersey Canal flows through the south side of Findern, providing some attractive walks and a very popular Marina with shops, restaurants and cafés. Findern is a convenient

location close to excellent nearby transport links including the A38 and A50 allowing for swift onward travel to Derby, Burton upon Trent, Nottingham and Stoke on Trent, together with East Midlands International Airport.

### ACCOMMODATION

#### **ENTRANCE DOOR**

Provides access to:

#### **HALLWAY**

Having quarry tiled flooring, stairs to first floor landing, doors to kitchen and dining room and further door to:

#### **LOUNGE 4.62m x 5.08m (15'2" x 16'8")**

The focal point of the room is a superb inglenook style fireplace with exposed brick and quarry tiled hearth and log burner inset. Windows to front and side aspects, Karndean flooring, exposed timbers to ceiling and radiator.

#### **DINING ROOM 3.63m x 3.31m into chimney breast (11'11" x 10'10" into chimney breast)**

Having exposed timbers to ceiling, window to front aspect, brick fire surround with stone mantle, ceiling light points and radiator.

#### **ATTRACTIVELY FITTED KITCHEN 4.12m x 2.53m average (13'6" x 8'4" average)**

Fitted with a good range of base cupboards and drawer units with matching wall mounted cabinets and glass display units over. Worktops are inset with a four ring gas hob and a stainless steel sink and side



drainer with mixer tap over. Integrated double oven, plumbing for dishwasher and further space for American style fridge/freezer. Opening through to:

**UTILITY AREA 1.7m x 1.87m (5'7" x 6'2")**

The Vaillant domestic hot water and central heating boiler is housed here. Plumbing for washing machine plus further appliance space. Obscure window to rear aspect.

**FIRST FLOOR ACCOMMODATION**

**LANDING**

Having window to front aspect, loft access point and doors leading off.

**BEDROOM ONE 3.19m x 4.95m (10'6" x 16'3")**

With windows to front and rear aspects, useful storage cupboard providing shelving, further storage area providing hanging space and shelving to create a walk-in wardrobe with latched door. Exposed timbers to walls, loft access point, radiator, ceiling light point and further latched door to:

**EN-SUITE 1.50m to shower front x 1.81m (4'11" to shower front x 5'11")**

Fitted with a w.c., pedestal wash hand basin and large walk-in shower.

**BEDROOM TWO 2.41m x 3.31m into chimney breast (7'11" x 10'10" into chimney breast)**

Having window to front aspect, radiator and ceiling light point.

**BEDROOM THREE 2.17m x 3.02m (7'1" x 9'11")**

With window to rear aspect, radiator and ceiling light

point.

**FAMILY BATHROOM 1.61m x 2.99m (5'3" x 9'10")**

Fitted with a panelled bath with mixer tap and shower attachment over, pedestal wash hand basin and w.c. Window to rear aspect, radiator and ceiling light point.

**OUTSIDE AND GARDENS**

To the rear is an attractive courtyard garden with patio area, gravelled area and a gate allowing access for dustbins.

**TENURE**

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

**COUNCIL TAX BAND**

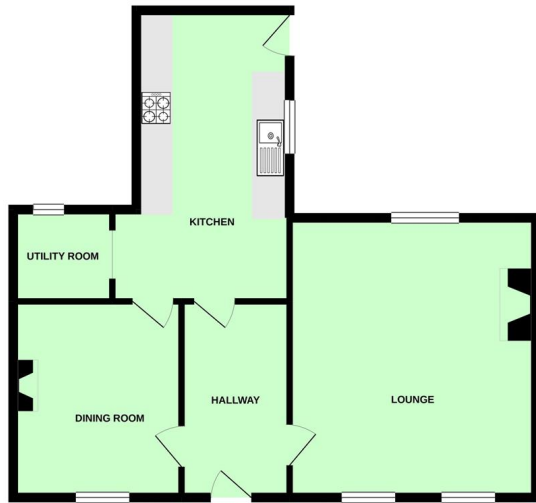
East Staffordshire Borough Council - Band D

**VIEWING**

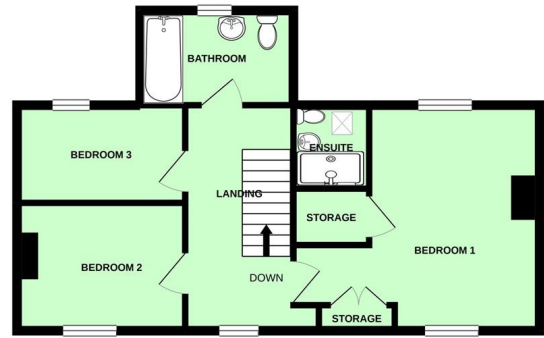
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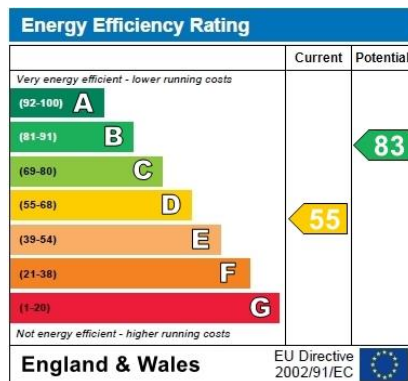
GROUND FLOOR



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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**CONDITIONS OF SALE**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.  
No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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