

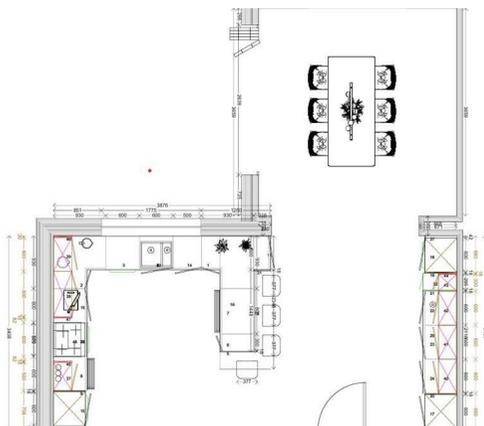


**Plot  
1 The Green  
Findern  
Derby  
DE65 6AA**

**£549,995**

- SUPERB SPECIFICATION
- UNDERFLOOR HEATING TO GROUND FLOOR
- ENGINEERED OAK FLOORING TO GROUND FLOOR
- QUALITY FIXTURES AND FITTINGS
- CAT 6 CABLING
- FOUR BEDROOMS
- THREE BATHROOMS/ENSUITES
- LOUNGE
- KITCHEN AND DINING
- LANDSCAPED REAR GARDEN

GENERAL INFORMATION  
THE PROPERTY





Sitting on The Green in the charming village of Findern, this splendid opportunity offers the chance to acquire one of two brand-new four-bedroom detached houses, crafted by the esteemed local builder, Sunrise Homes. Renowned for their commitment to quality and excellence, Sunrise Homes ensures that these residence embodies the highest standards of modern living.

Spanning three thoughtfully designed floors, this property boasts two reception rooms, perfect for both entertaining guests and enjoying family time. The luxurious features throughout the home include elegant engineered oak flooring and underfloor heating on the ground floor, creating a warm, inviting atmosphere. The contemporary kitchen is a chef's delight, featuring quartz worktops and stylish Symphony cabinets.

The attention to detail continues with Quality handles on the Rose door furniture,

ample brushed-chrome switches and sockets, and LED spot lighting illuminating the hall, main living areas, and bathrooms. The first and second floors are fully carpeted, while the bathrooms showcase tiled flooring and partially tiled walls, allowing for a personal touch with a choice of tiles.

This residence is equipped with modern conveniences, including Cat 6 cabling in the living room and bedrooms, ensuring seamless connectivity. The property features an Indesit boiler for efficient heating, and outdoor lighting enhances both the front and rear gardens. The rear garden area will be turfed and include Indian sandstone patios as part of the purchase price. Additionally, the home is pre-wired for a car charging point, catering to today's eco-conscious buyers.

In summary, these exceptional properties in Findern offer a perfect blend of luxury, comfort, and modern amenities, making it

an ideal choice for families seeking a new home in a picturesque setting

#### LOCATION

Findern is a popular village location with excellent road links to the A38 and A50, providing access to Derby, Nottingham, Uttoxeter, Stoke-on-Trent, Lichfield, Birmingham, and East Midlands Airport. The village has a beautiful church, a good primary school, a cafe, hairdressers and a post office. The nearby Mercia Marina offers lovely walks, boutique shops, and eateries. There are popular canal-side walks that lead over to Willington.

#### ACCOMMODATION

##### ENTRANCE HALL

##### GUEST CLOAKROOM

##### STORAGE CUPBOARD

##### LOUNGE

4.60m x 4.68m (15'1" x 15'4")

##### KITCHEN AND DINING

**KITCHEN AREA**

7.25m x 3.48m (23'9" x 11'5")

**DINING AREA**

3.56m x 4.01m (11'8" x 13'1")

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

3.57m x 3.89m (11'8" x 12'9")

**ENSUITE**

2.01m x 2.05m (6'7" x 6'8")

**DRESSING AREA**

2.66m x 1.37m (8'8" x 4'5")

**BEDROOM TWO**

4.05m x 4.06m (13'3" x 13'3")

**BEDROOM THREE**

3.49m x 4.06m (11'5" x 13'3")

**BATHROOM**

2.75m x 3.76m (9'0" x 12'4")

**SECOND FLOOR**

**BEDROOM FOUR**

3.32m x 3.76m max (10'10" x 12'4" max)

**AGENTS NOTES**

If you have accessibility needs, please contact the office before viewing this property.

If a property is within a conservation area, please be aware that Conservation Areas are protected places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation area requires permission from the relevant authority, subject to certain exclusions.

Included: Oven, hob, extractor, fridge, freezer, boiler, tank and controls, MVHR system.

Tiling to bathrooms as discussed with purchaser  
Carpet to stairs and landing, engineered oak floors to GF, client has requested same wood to bedrooms, which we have agreed as an extra over the cost of carpet.

Painted and decorated in white throughout  
All sanitary ware and taps, light fittings, sockets and switches

**TENURE**

**FREEHOLD** - 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.

Warranty provider is Premier Guarantee, 10 year structural warranty, incl 2 year defects remediation through us.

We are not looking for a reservation fee from them as we don't want to hold client money.

Planning reference is DMPA/2024/1351

Predicted EPC attached  
freehold

No management company

Projected completion End of April

Assume exchange and completion on same date.

Complaints procedure:

Copy of the consumer code:

Editable reservation doc might need tweaking.

**CONSTRUCTION**

Standard Brick Construction

**MONEY LAUNDERING & ID CHECKS**

**BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.**

**IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS**

AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

#### CURRENT UTILITY SUPPLIERS

Gas - British Gas  
Electric - British Gas  
Water - Mains - South Staffs Water  
Sewage - Mains - Severn Trent  
Broadband supplier

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

#### BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

<https://www.openreach.com/>

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

#### COUNCIL TAX BAND

Derby City - Band

#### CONDITION 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.

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 12/2025) A



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) <b>A</b>                          |                            |         |           |
| (81-91) <b>B</b>                            |                            |         |           |
| (69-80) <b>C</b>                            |                            |         |           |
| (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 |                            |         |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |         |           |

[www.scargillmann.co.uk](http://www.scargillmann.co.uk)