

Doles Lane, Findern, Derbyshire, DE65 6AX

£479,950



OLDFIELD FINDERN



**** STUNNING FAMILY HOME *** Plot 6

The Willowsend is a stunning detached family home offering a good size living space within this exclusive small development in the sought-after village of Findern.

The accommodation comprises an entrance hall with guest W.C., a spacious front- to-back lounge with views over the rear garden, and an open-plan family dining kitchen designed for modern living and a utility room. To the first floor, a landing leads to four bedrooms and a contemporary bathroom, plus luxurious en-suite to the principal bedroom.

**SOUTH FACING GARDEN WITH VIEWS
OVER OPEN FIELDS TO THE REAR.**



KEY FEATURES

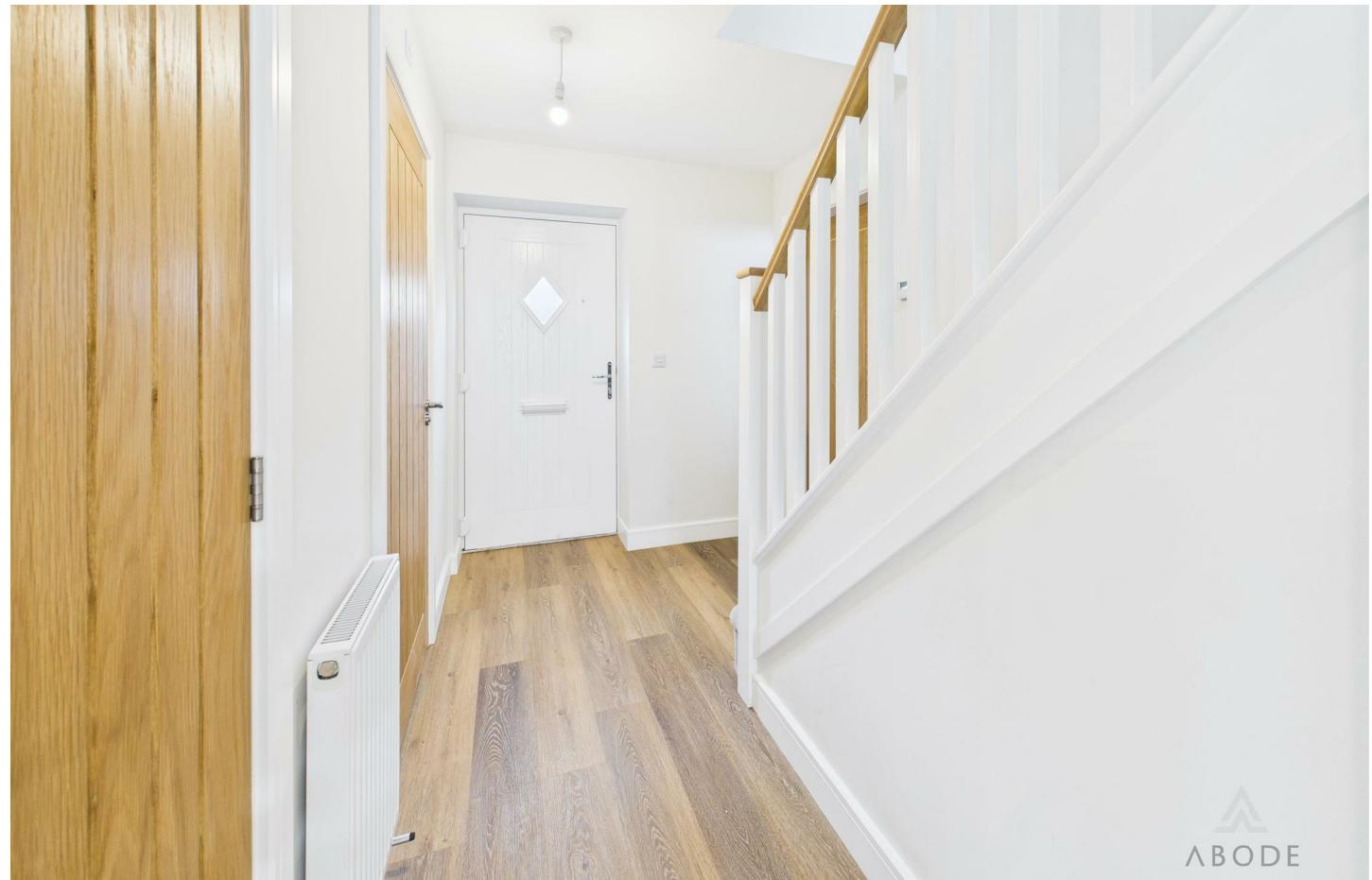
- 10-Year New Build Guarantee
- Double-glazed throughout
- Luxury fitted kitchen with integrated quality appliances
- Gas central heating and energy-saving solar panels
- Contemporary fitted bathrooms
- Prime village location, combining community charm with countryside living

Ground Floor

- Lounge: 3343 x 6890 mm (11'0" x 22'7")
- Kitchen / Dining / Family: 5541 x 6890 mm (18'6" x 22'7")
- Utility Room: 1974 x 1850 mm (6'6" x 6'1")
- WC: 975 x 2100 mm (3'2" x 6'11")

First Floor

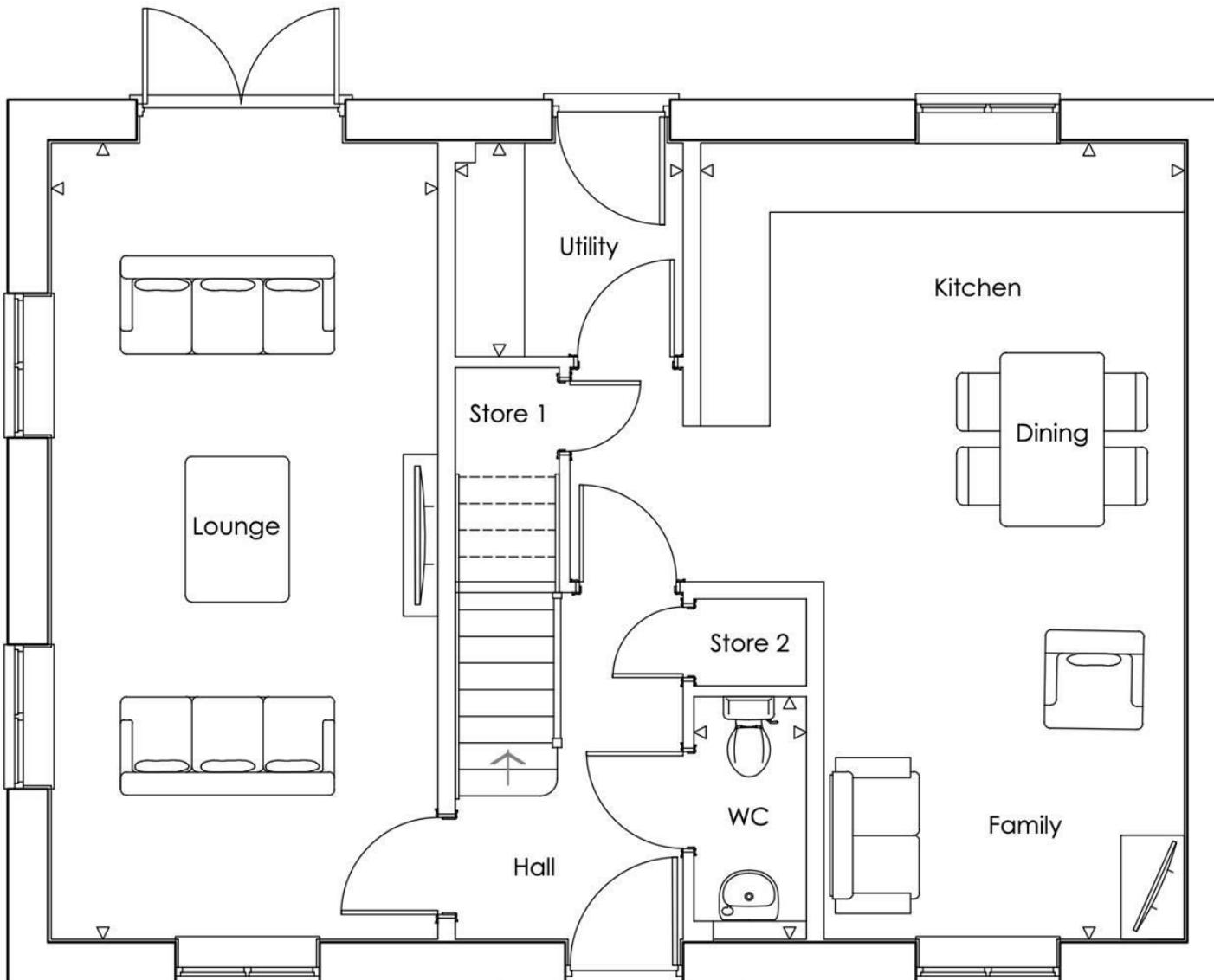
- Bedroom 1: 3729 x 3953 mm (12'3" x 13'0")
- En-Suite (to Bedroom 1): 2493 x 1810 mm (8'2" x 5'11")
- Bedroom 2: 3386 x 3337 mm (11'1" x 10'11")
- Bedroom 3: 3887 x 2844 mm (12'9" x 9'4")
- Bedroom 4: 3386 x 3460 mm (11'1" x 11'4")
- Bathroom: 2336 x 1775 mm (7'8" x 5'10")











Lounge

3343 [11'] x 6890 [22'-7"]

Kitchen / Dining / Family

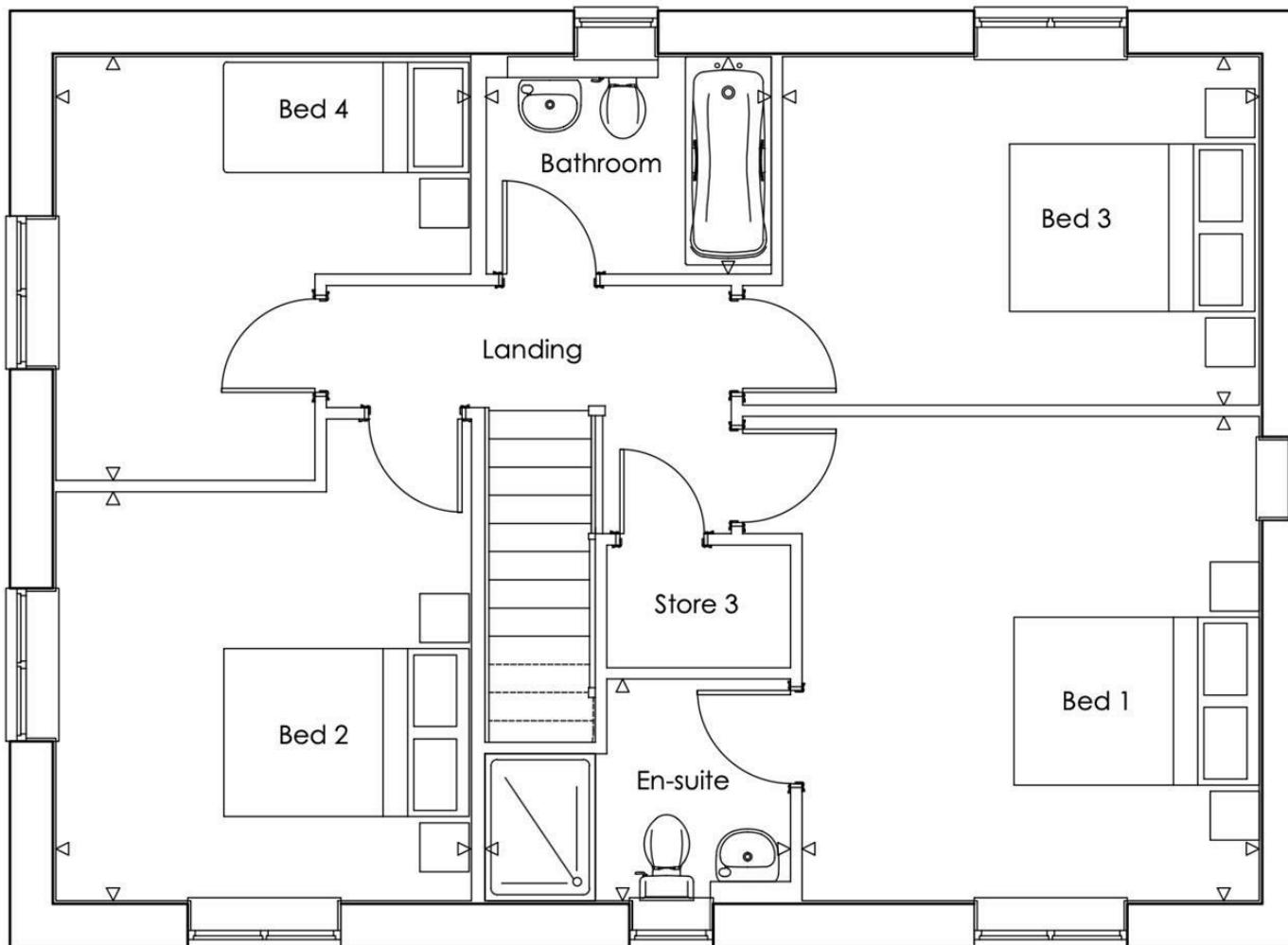
4191 [13'-9"] x 6890 [22'-7"]

Utility Room

1974 [6'-6"] x 1850 [6'-1"]

WC

975 [3'-2"] x 2100 [6'-11"]



First Floor Plan

Bed 1

3729 [12'-3"] x 3953 [13']

En-Suite

2493 [8'-2"] x 1810 [5'-11"]

Bed 2

3386 [11'-1"] x 3337 [10'-11"]

Bed 3

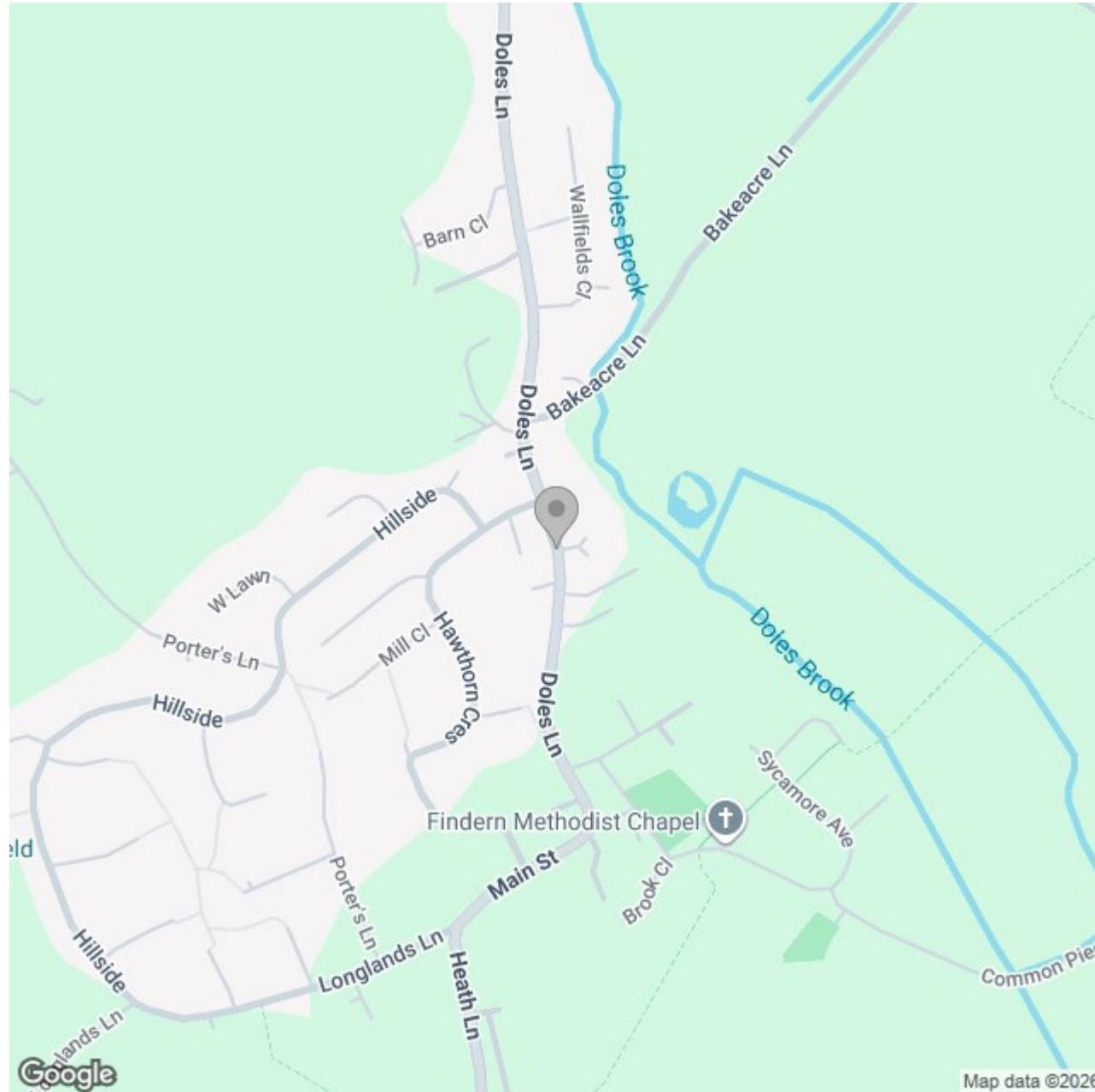
3887 [12'-9"] x 2844 [9'-4"]

Bed 4

3386 [11'-1"] x 3460 [11'-4"]

Bathroom

2336 [7'-8"] x 1775 [5'-10"]



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	