



## Doles Brook Cottage, 57 Doles Lane, Findern, Derby, DE65 6BA

**£399,950**



An idyllic three bedroom character cottage positioned in the heart of this pleasant south Derbyshire village presented in beautiful order throughout featuring a superb living kitchen, charming gardens, front driveway and secondary rear access.



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The beautifully presented accommodation has been significantly improved and enhanced by discreet energy efficiency products also providing UPVC double glazed and gas centrally heated accommodation which comprises, entrance hall, charming lounge with beam, open plan living dining kitchen, garden room and utility room. To the first floor an attractive landing leads to three well-proportioned bedrooms and bathroom with shower over bath.

Externally, there is a front driveway providing off road parking for three vehicles with EV charger, gated access leads to a front cottage garden. The rear offers a high degree of privacy having a social seating area with steps leading to a lawn, substantial garden shed and secondary rear access to a block paved hard standing area.

The property is situated within the popular south Derbyshire village of Findern which boasts a local primary school, village green, local shop with Post Office and church, close to Mercia marina with great canal side walks, shops, restaurants, cafes and restaurants, there is also a great garden centre in Findern with restaurant.

Findern is extremely well positioned for the A38, A50 Toyota and the city of Derby.

A stunning character cottage worthy of a full detailed viewing.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Entering the property through an attractive composite and glazed door into a lobby area, wooden flooring, stairs to first floor, radiator.

#### SITTING ROOM

12'4" x 12'1" (3.76m x 3.68m)

A charming cosy room with high ceilings featuring an exposed beam, an attractive fireplace and surround has an inset flame gas fire, media connections, two UPVC double glazed windows and radiator.

#### KITCHEN DINER

19'5" x 12'9" (5.92m x 3.89m)

A brilliant open plan space with plentiful space for furniture, wooden flooring, decorative fireplace recess, UPVC double glazed window, radiator.

The kitchen is appointed with a beautiful hand painted range of wall and base units, wood-effect laminate work surfaces and tiled splashback, stainless steel sink and drainer, electric oven and five burner gas hob with extractor fan over, space for a dishwasher and undercounter fridge, tiled floor, front and rear UPVC double glazed windows.

## GARDEN ROOM

10' x 7'9" (3.05m x 2.36m)

With space for a dining table and chairs, wooden flooring, UPVC double glazed windows and French doors, upgraded insulated roof, study area recess, inset ceiling spotlights.

## UTILITY ROOM

With plumbing and space for a washing machine and upright fridge freezer, storage sieve for coats and shoes, tiled floor, UPVC double glazed window, combination boiler providing domestic hot water and gas central heating.

## FIRST FLOOR

### LANDING

An attractive space having a deep sill with built-in storage, UPVC double glazed window, radiator.

### BEDROOM ONE

12'4" x 11'10" (3.76m x 3.61m)

A spacious double bedroom with ample

space for all bedroom furniture, main UPVC double glazed window and additional side window, radiator.

### BEDROOM TWO

12'10" x 7'1" + lobby (3.91m x 2.16m + lobby)

A second generous bedroom having a pleasant aspect through a front facing UPVC double glazed window, feature stained glass panel over the door, radiator.

### BEDROOM THREE

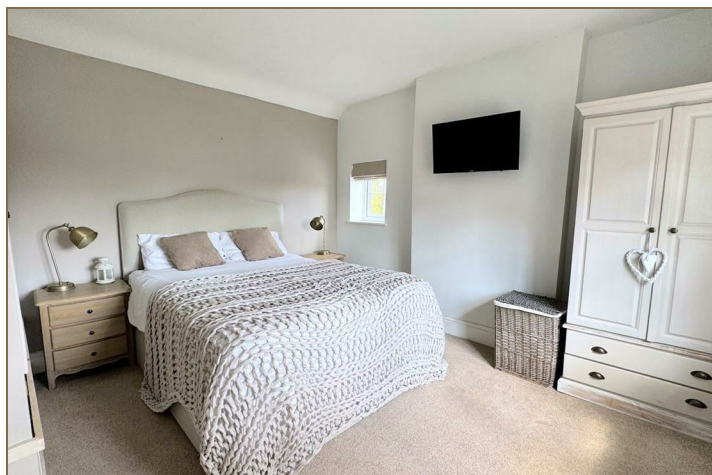
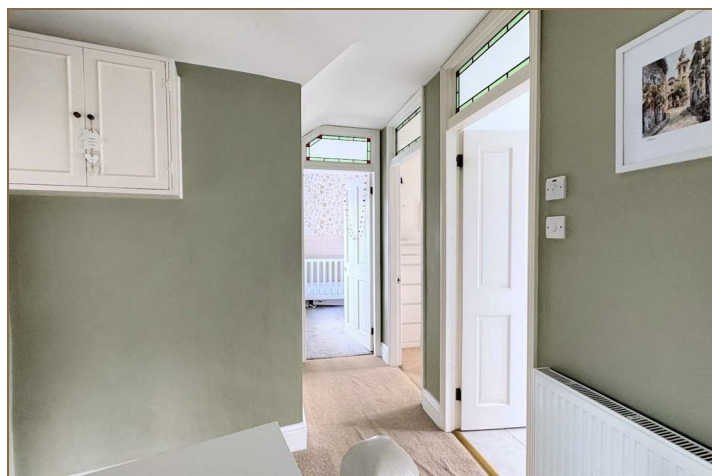
9'7" x 6' (2.92m x 1.83m)

A generous third bedroom or home office having a rear facing UPVC double glazed window overlooking the garden, feature stained glass window over the door, radiator.

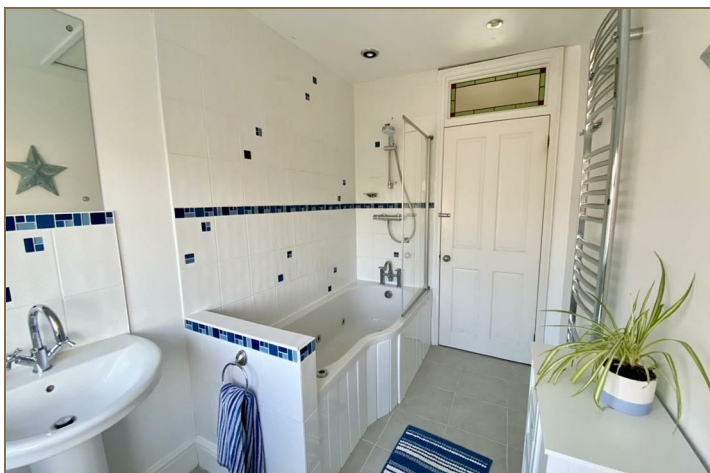
### BATHROOM

9'5" x 6' (2.87m x 1.83m)

Smartly appointed with a white three piece suite comprising a panelled jacuzzi bath with enlarged showering area, mains chrome shower over and glazed screen, low level WC and pedestal wash basin, tiled floor and walls



to splash areas, UPVC double glazed window, extractor fan, inset spotlights to ceiling, chrome towel radiator, loft access and feature stained glass window over the door.

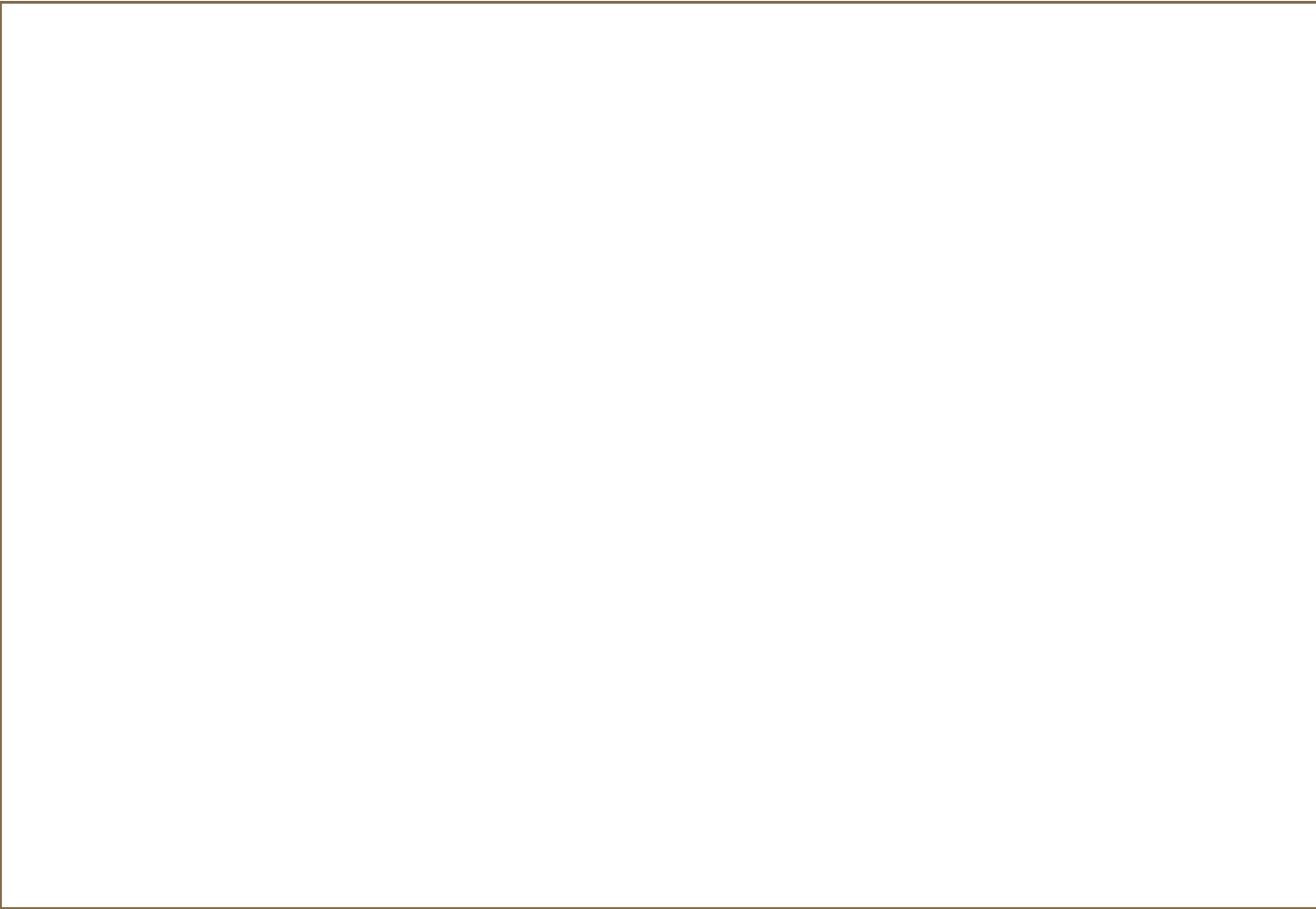




## Road Map



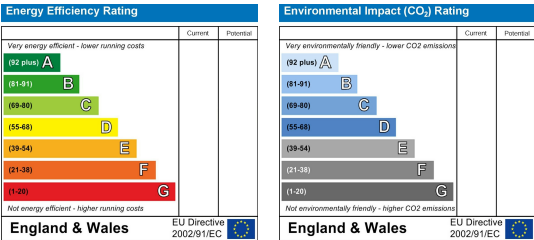
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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