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Briar Lea Close
Sinfen Derby

Briar Lea Close Sinfin Derby DE24 9PB

for sale offers in excess of
£300,000



Property Description

This well-presented three/four bedroom semi-detached home is located in a quiet cul-de-sac in the popular area of Sinfin, Derby. Offering spacious and flexible living accommodation, this property is ideal for growing families or buyers looking for versatile space.

The ground floor features a welcoming entrance hallway, a bright and airy lounge leading into a dining area, and a modern fitted kitchen with access to the rear garden. There is also a downstairs WC and an additional reception room, which can be used as a fourth bedroom, home office, or playroom, depending on your needs.

Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom.

Outside, there is a private driveway providing off-road parking to the front, and an enclosed rear garden that's perfect for families, entertaining, or relaxing outdoors.

Situated in a desirable residential location, the property is close to a range of local amenities including shops, schools, and public transport links, with easy access to Derby City Centre, A38, and A50 for commuters.

Entrance/Hallway

Entering through the front door, you are welcomed by a spacious hallway providing access to the main reception areas.

Reception Area/ Dining Room

24' 5" x 10' 7" (7.44m x 3.23m)

A bright and airy main living space featuring a large front-facing window that allows natural light to flood in. The room offers ample space for family seating and entertainment.

Situated just off the lounge, this area provides an ideal setting for family meals or gatherings, with potential to open through to the kitchen for a more open-plan feel.

Lounge

12' 6" x 7' 8" (3.81m x 2.34m)

A flexible space that can serve as a second lounge, playroom, home office, or an additional bedroom

Kitchen

14' 4" x 9' 5" (4.37m x 2.87m)

A well-appointed kitchen featuring modern cabinetry, generous worktop space, and integrated appliances. There is direct access to the rear garden

Utility Room

9' 5" x 9' 2" (2.87m x 2.79m)

Downstairs Wc

Fitted with a low-level WC and wash hand basin

Landing

Bedroom One

13' 6" x 10' 9" (4.11m x 3.28m)

A spacious double bedroom with ample room for wardrobes and furniture

Bedroom Two

10' 8" x 10' 8" (3.25m x 3.25m)

A comfortable double or large single bedroom overlooking the rear garden.

Bedroom Three

10' 5" x 7' 9" (3.17m x 2.36m)

A generous single room.

Bathroom

Stylishly fitted with a modern suite comprising a paneled bath with shower over, wash basin, and low-level WC.

Outside

To the front of the property is a private driveway, providing off-road parking for multiple vehicles. The rear garden is enclosed with patio seating areas.

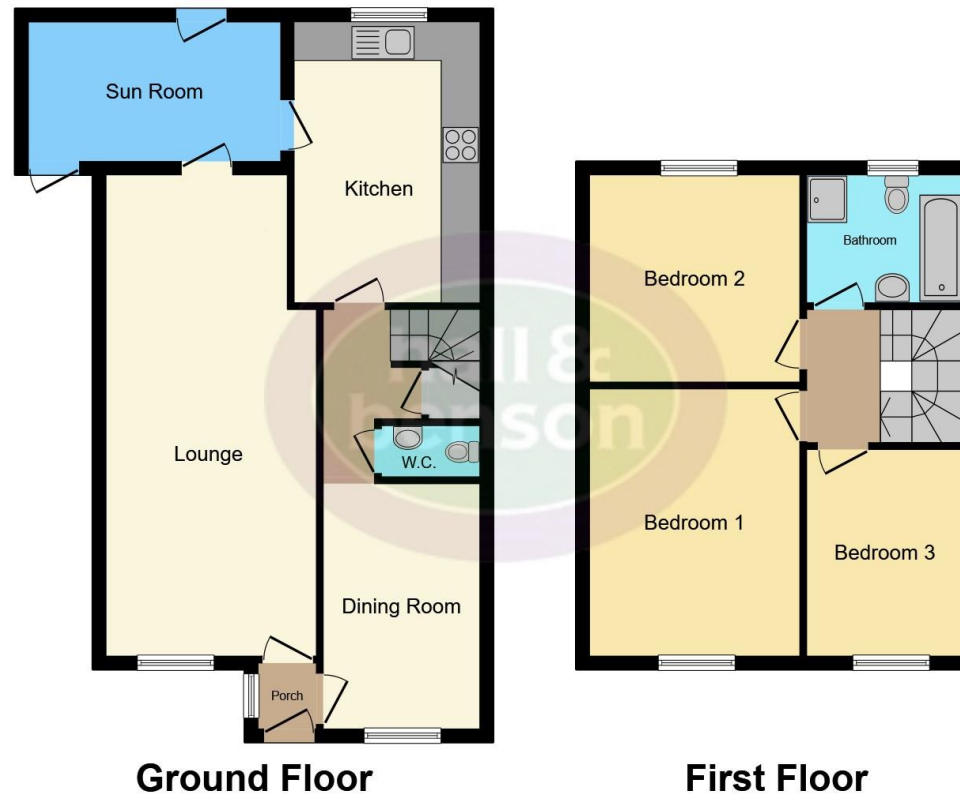
Location

Situated on a quiet cul-de-sac in the heart of Sinfín, this property enjoys a peaceful residential setting while remaining close to a range of local amenities. Nearby are excellent primary and secondary schools, Sinfín District Centre, Asda Superstore, and easy access to Derby City Centre, the A50, and A38, making it perfect for commuters.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Awaited
 Council Tax Band: B

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Tenure: Freehold



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