

Kestrels Croft, **Sinfin**

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Offers in excess of
£150,000



This property at a glance:



1



2



1



1



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Watch the video

Kestrels Croft, Sinfen



Sam says:

"This home is located in a great spot! A stone's throw away from a supermarket it's a super convenient area. The home itself benefits from single driveway parking as well as an allocated parking space around the back and is situated along a quiet street. There's a handy front porch as you walk into the home and the living room is a generous size. The kitchen diner has lots of cupboard space and room for appliances such as a washing machine and fridge freezer, as well as doors out to the garden."

Upstairs there's a good sized master bedroom with some storage space and a further single room. The 3 piece family bathroom is a neutral space and benefits from a shower over the bath. Outside to the rear there's a spacious garden which is low maintenance with mostly grass and a patio area. There's even space for a shed. Furthermore, the garden doesn't back onto any other gardens, which creates a lovely private space. This would make a great home for a first time buyer or investor!"



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Kestrels Croft, Sinfin



Did you spot...

This property is a short walk away from local shops and amenities



A message from the seller:

"The property is in a great location with so many local amenities and great transport links. All schools are nearby including the local library and neighbours are friendly. I've had the property for quite a few years but I feel now is the right time to sell."





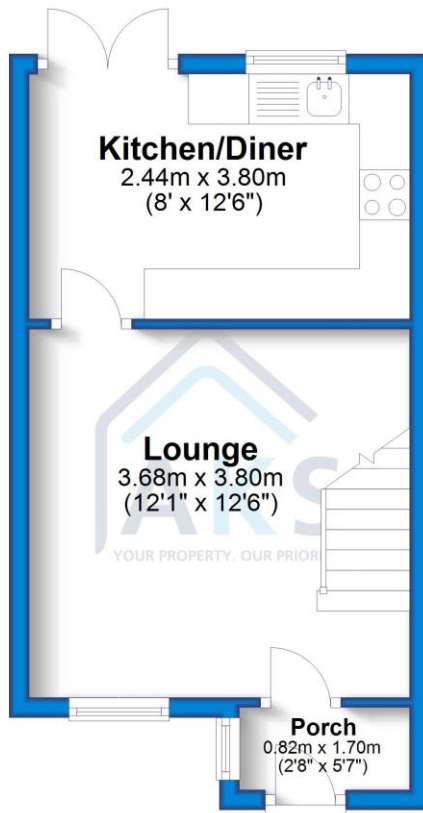
Floor Plan



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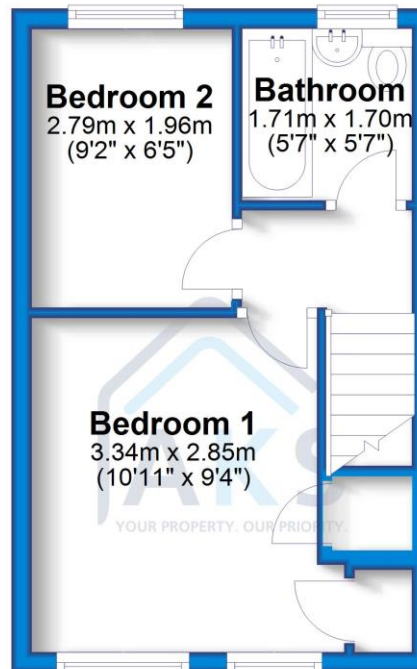
Ground Floor

Approx. 25.2 sq. metres (271.2 sq. feet)



First Floor

Approx. 23.5 sq. metres (253.0 sq. feet)



Total area: approx. 48.7 sq. metres (524.3 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Key Features:

- KITCHEN DINER
- GOOD SIZE MASTER BEDROOM WITH STORAGE
- DRIVEWAY PARKING
- PRIVATE GARDEN
- EPC RATING D
- WALKING DISTANCE TO LOCAL SUPERMARKET



About the area:

A popular suburb of Derby, Sinfon has plenty of local amenities around from an Asda supermarket, to local shops, takeaways and easy access to the main road links. Sinfon Moor Park which has a park and playing fields. It gives easy access to the Ring Road and is a short drive from the A50 making it great for commuters. There is plenty of access to public transport links into the City Centre as well as to Royal Derby Hospital



Schools:

Both primary and secondary schools are within close proximity to the property.



200+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with
Sam call
01332 30 30 30

Click here to watch the property video

