

# Farmhouse Road, Sinfin

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Offers in excess of  
£350,000



This property at a glance:



1



4



2



4



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## Mikaela says:

*"I've really fallen for this lovely home, it has such a calm and welcoming feeling. As you head inside, you're greeted with a living room that has a bay window adding lots of light and floor space. This then leads you through into an impressive kitchen diner that spans the width of the home.*

*There's an integrated dishwasher and a standard oven alongside a combi oven/microwave with an overall modern and attractive finish. The doors out from the dining area into the beautiful garden are a great feature. Accessible from the kitchen is also a large utility room which has space for even more appliances, more cupboard space, a sink and extra storage.*

*Upstairs the bedrooms are a generous size. Bedroom one has got to be my favourite, with double windows, lots of floor space, sliding fitted wardrobes and an en-suite.*

*Bedroom two also benefits from some fitted storage space!*

*There's the family bathroom too, as well as a large cupboard on the landing housing the boiler and plenty of space for storage.*

*Outside to the front, there's parking for at least 4 vehicles and the home is incredibly well placed in a quiet area at the very end of the road with fields to the front and side. The back garden is such a special space. There's multiple areas to mention, such as a lawned area, space for sheds, a large patio, mature borders and even an area that would make a great veggie patch. There's even a small garage space for storage. What a fantastic home, we can't wait to show people all the reasons why they should fall head over heels for this property"*



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## Did you spot...

This beautifully presented home is available with no upward chain



## A message from the seller:

*"I write this on behalf of my mother. This would make a great family home, it's lovely and quiet, located at the end of the road. The neighbours are really friendly too. I think this will make a great home for a family, the house has so much to offer and is in a great location too!"*





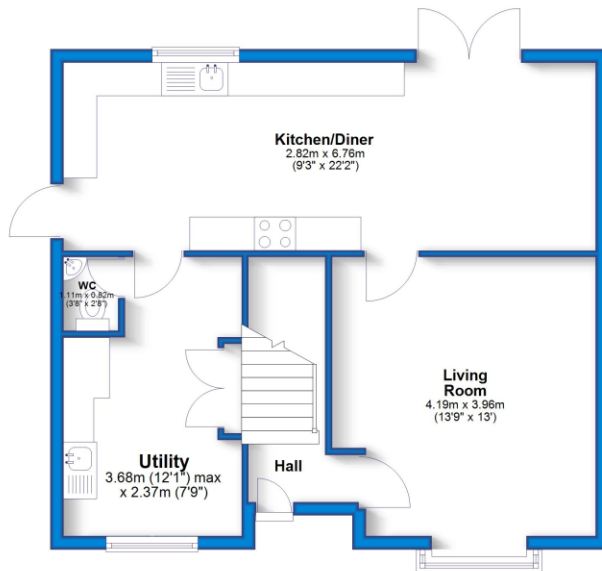
# Floor Plan



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## Ground Floor

Approx. 53.5 sq. metres (575.9 sq. feet)



## First Floor

Approx. 49.8 sq. metres (535.9 sq. feet)



Total area: approx. 103.3 sq. metres (1111.7 sq. feet)



## Energy Performance Certificate

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 74                      | 79        |
| (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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



300+ 5 star Google Reviews



## Key Features:

- TUCKED AWAY AT THE END OF THE ROAD WITH FIELDS NEARBY
- KITCHEN DINER TO THE REAR
- GARAGE CONVERSION WHICH CREATES UTILITY ROOM AND GUEST WC
- DRIVEWAY PARKING FOR AT LEAST 4 VEHICLES
- EPC C
- LARGE PLOT WITH VERY SPACIOUS GARDEN
- NO UPWARD CHAIN



## About the area:

A popular suburb of Derby, Sinfen has plenty of local amenities around from an Asda supermarket, to local shops, takeaways and easy access to the main road links.. 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 as well as Sinfen Moor Park which has a park and playing fields



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

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to watch the property video

