

Goodsmoor Road, Sinfen

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Offers in excess of
£260,000



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This property at a glance:



4



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B



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TORCS

Goodsmoor Road, Sinfen



Sam says:

"If you're looking to be close to the city but enjoy the countryside too, then I think this house could be the perfect fit. This house is both spacious and versatile, with four-bedrooms offering contemporary living across three thoughtfully designed floors, perfect for growing families or those seeking flexible living space. On the ground floor you have a spacious hallway, leading in to a welcoming reception room that sets the tone for comfort and functionality. A convenient WC adds practicality, while the generous kitchen diner at the rear is the true heart of the home, featuring modern fittings and patio doors that open directly onto the garden, ideal for alfresco dining and summer entertaining.

The first floor has a bright and airy living room, with 2 front windows, flooding the rooms with natural light, perfect for relaxing or hosting guests. A well-proportioned bedroom and an additional WC provide flexibility, whether used as a guest suite, home office, or playroom. Upstairs, you'll find three further bedrooms, including a beautiful main bedroom complete with built-in furniture and a sleek en-suite shower room. A stylish family bathroom serves the remaining bedrooms, offering both convenience and comfort.

The rear garden is ideal for children, pets, or simply unwinding after a long day, with side access to your single garage and tandem parking, this really is a great family home".



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Did you spot...

This beautiful family home has a detached garage and driveway parking



A message from the seller:

"We brought our first home 12 years ago completely brand new so this home's first memories were of a new couple about to get married and start their lives together. Since then it has welcomed our 2 children and watched our family grow. This is bittersweet for us as we have so many memories in this home however we know another couple or family can make new memories in this home. It has plenty of space, the plot itself was not overbuilt like some new build estates can be. It's a nice little neighbourhood of its own as it sits in the crossover between Sinfín to Littleover".

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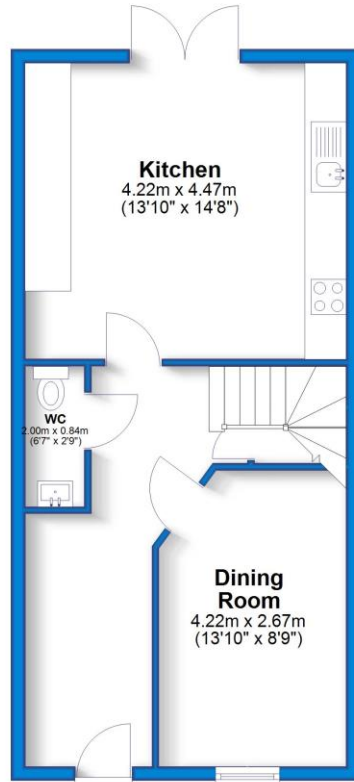


Floor Plan

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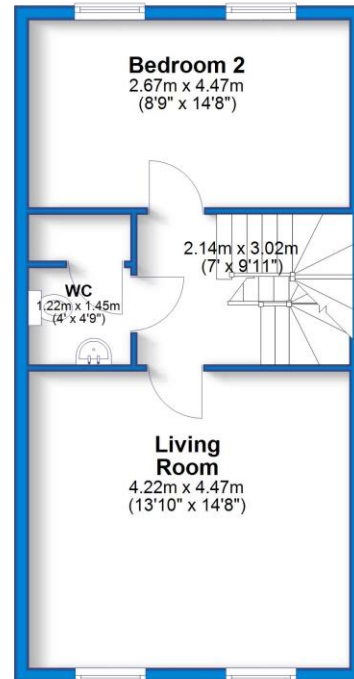
Ground Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



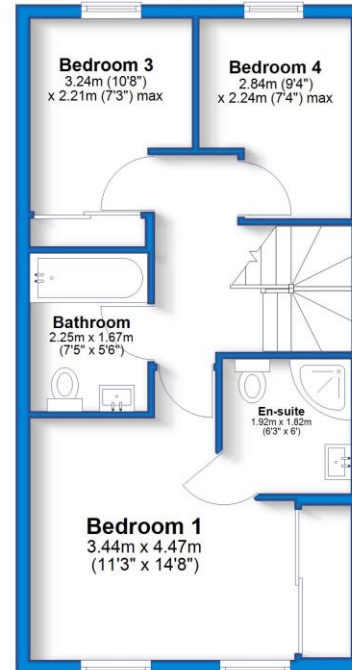
First Floor

Approx. 41.2 sq. metres (443.7 sq. feet)



Second Floor

Approx. 41.1 sq. metres (442.0 sq. feet)



Total area: approx. 127.6 sq. metres (1373.6 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	84
(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	

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300+ 5 star Google Reviews



Key Features:

- VERSATILE 4/5 BEDROOM 3 STOREY HOME
- KITCHEN - DINER WITH INTERGRATED APPLIANCES
- BEDROOM 1 WITH EN-SUITE AND BUILT IN FURNITURE
- POPULAR AREA CLOSE TO AMENITIES
- MODERN FIXTURES AND FITTING INCLUSIVE OF LED LIGHTING
- FAMILY BATHROOM, SHOWER ROOM AND WC ON EACH FLOOR
- DETACHED GARAGE AND DRIVEWAY PARKING
- EPC RATING C



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. 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. 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:



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



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