



HOPKINS & DAINTY

ESTATE AGENTS



Sinfin Avenue, Derby, DE24 9EY

£269,950

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this beautifully presented and refurbished, three bedroom EXTENDED detached family home. Set in this popular residential location with a pleasant outlook to the front a over green space. The property has recently undergone a scheme of refurbishment works to include: new kitchen and bathrooms plus fresh décor and floor coverings throughout. Providing a ready to move into family home, with extended accommodation comprising: porch, hall, fantastic open plan lounge, dining room and kitchen with integrated appliances. On the ground floor, there is also an impressive wet room with a walk in shower and a utility room linking through to the rear garden and side Car Port.

On the first floor, the landing provides access to the front double bedroom which has a walk in wardrobe, two further rear bedrooms and a second bathroom with a stylish three piece suite, including an over bath shower. To the front, there is driveway parking and a lawn garden. A covered Car Port set behind double gates and a delightful enclosed rear lawn and patio garden.

The property also has gas central heating off a combination boiler and double glazing and is well worth and internal inspection. If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Porch

Accessed via a double glazed entrance door. With double glazed windows, laminate flooring and a wooden single glazed door with a single glazed side panel, opening to:

Hall



Stairs rising to the first floor, laminate flooring, a radiator and door opening to:

Open Plan Living/Kitchen



The main part of the ground floor offers fantastic open plan living, which is ideal for families and entertaining.

Lounge Area 16'0" > 10'6" x 12'10" (4.90 > 3.21 x 3.92)



The lounge area has a large double glazed front window, designer radiator and opens to:

Kitchen Area 9'0" x 9'0" (2.75 x 2.75)



Fitted with a contemporary range of base and wall units, with work surfaces and a breakfast bar. Inset sink and drainer with a mixer tap. Built in electric oven, induction hob, designer extractor hood and an integrated dishwasher. Luxury vinyl flooring, double glazed side window and ceiling spotlights. Useful built in pantry with shelving and a further boiler cupboard housing the wall mounted gas boiler.

Dining Area 17'11" x 7'0" (5.48 x 2.14)



Spacious dining area which extends towards the rear of the property where there is a double glazed Velux roof light. Two radiators, luxury vinyl flooring and ceiling spotlights.

Utility Room 7'1" x 5'4" (2.16 x 1.63)



With a fitted work surface and space for appliances (including plumbing for a washing machine). Radiator, double glazed rear window and a double glazed door opening to the rear garden.

Wet Room 8'6" x 6'7" (2.60 x 2.01)



Impressive wet room with a walk in shower, wash hand basin and WC. Tiled flooring and splashbacks, extractor vent, heated towel rail and a double glazed side window.

First Floor Landing



With a double glazed side window, built in storage cupboard with shelving and access to the loft space. Doors leading off.

Bedroom 1 12'11" x 8'11" (+wardrobe) (3.96 x 2.73 (+wardrobe))



Spacious front double bedroom with a pleasant outlook over the green space opposite. Having laminate flooring, a radiator, double glazed front window and a walk in wardrobe with shelving and lighting.

Bedroom 2 9'3" x 8'4" (2.82 x 2.55)



Rear double bedroom with a radiator and double glazed window.

Bedroom 3 9'6" x 6'7" (2.91 x 2.01)



Single third bedroom with a radiator and double glazed rear window.

Bathroom 6'10" x 5'5" (2.09 x 1.67)



Stylish three piece suite. Comprising panel bath with a shower over and screen, wash hand basing and WC. Tiled splash backs, radiator, extract vent, ceiling spotlights and a double glazed side window.

Front Garden/Driveway

To the front of the property there is an attractive lawn garden and path leading to the entrance door. Driveway parking and double gated access to the useful side carport.

Car Port



Providing covered storage space/parking with an outside tap and access to the rear garden.

Rear Garden



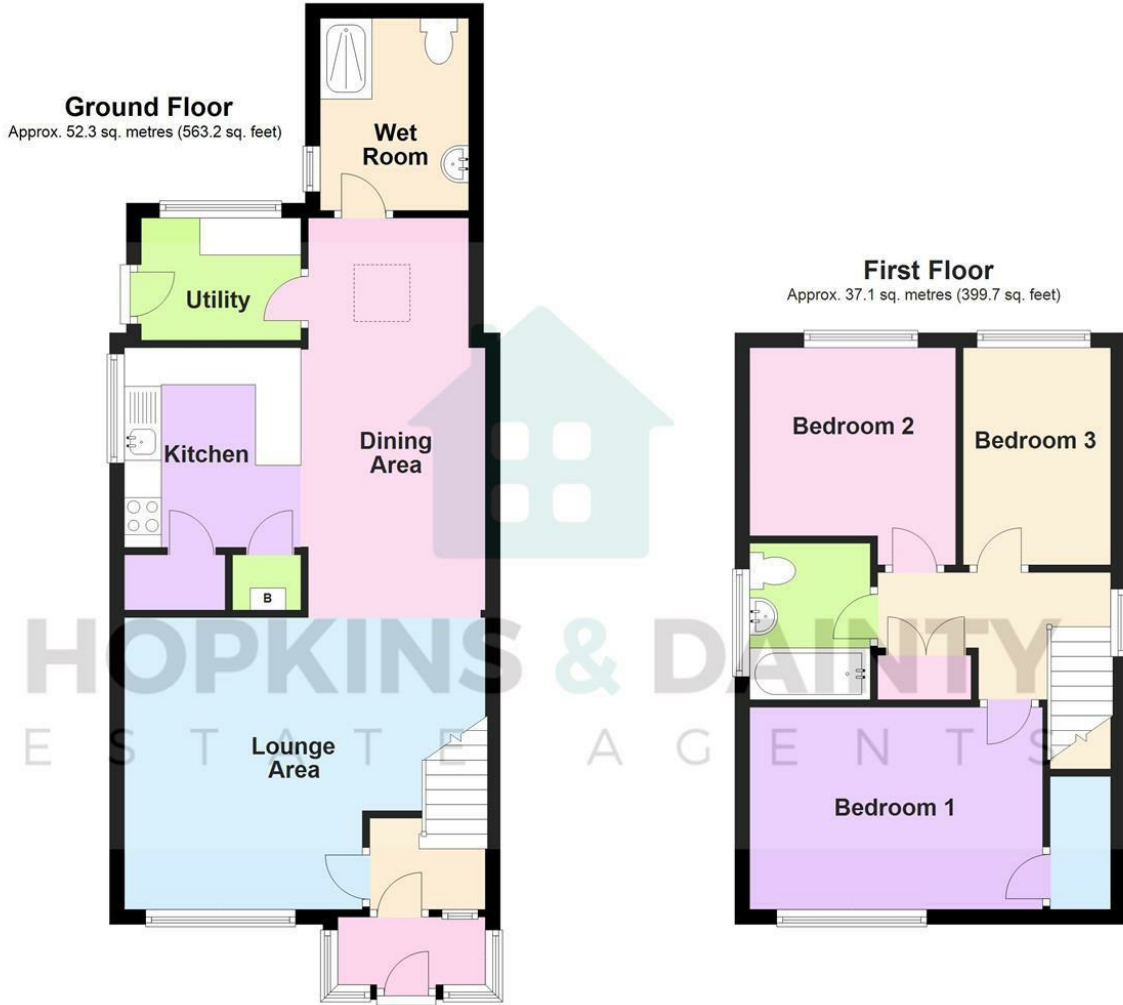
Delightful enclosed rear lawn and patio garden. With borders, mature trees and fencing to the boundary.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be

deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan



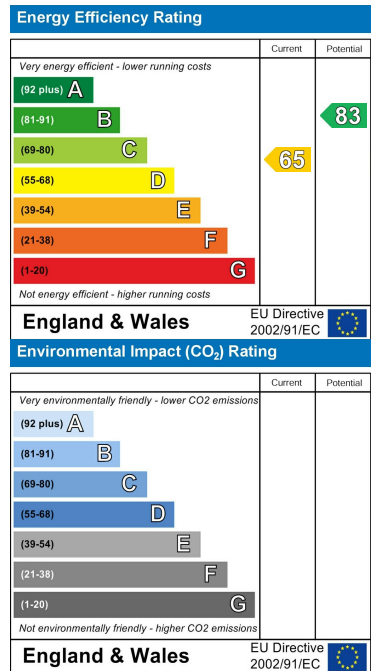
Total area: approx. 89.5 sq. metres (963.0 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.