



HOPKINS & DAINTY

ESTATE AGENTS



Sinfin Avenue, Derby, DE24 9EZ

Offers in the region of £229,950

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to be marketing this very well presented and maintained two bedroom detached bungalow. Set in this popular residential location with a pleasant garden plot and Westerly rear outlook.

The property is offered with NO UPWARD CHAIN and comprises: side entrance hallway with a cloaks cupboard, spacious lounge/dining room with a feature fireplace, fitted kitchen with appliances included, two rear double bedrooms and the bathroom with a three piece suite, including an over bath shower. The property has gas central heating and double glazing throughout and is well worth viewing.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance Hallway



Accessed via a double glazed side entrance door, with a matching side panel. Having a built in cloaks cupboard, access to the loft space and doors leading off.

Lounge/Dining Room 16'11" x 10'11" (5.18 x 3.34)



Spacious lounge/dining room with a feature fireplace housing an electric fire. There is also a radiator, coving to the ceiling and an attractive double glazed front bay window. Door to:

Kitchen 8'8" x 7'10" (2.66 x 2.39)



Fitted range of base and wall units with work surfaces and an inset sink and drainer. There is a freestanding gas cooker, washing machine, fridge and freezer; which are all included in the sale. A boiler cupboard housing the wall mounted gas boiler, tiled flooring, a double glazed side access door and front window.

Bedroom 1 12'8" x 10'11" (3.87 x 3.34)



Double bedroom with a radiator, coving to the ceiling and a double glazed rear window.

Bedroom 2 10'1" x 7'10" (3.08 x 2.40)



Good size second bedroom with a radiator, coving to the ceiling and a double glazed rear window.

Bathroom 7'10" x 4'7" (2.40 x 1.40)



Three piece suite comprising bath with an electric shower over, wash hand basin and WC. Tiled splash backs, a radiator, electric heater and a double glazed side window.

Front Garden/Driveway

To the front of the property, there is a lawn garden and driveway providing off road parking. Gated access to the side of the property with further storage space, an outside tap and access to the rear garden.

Rear Garden



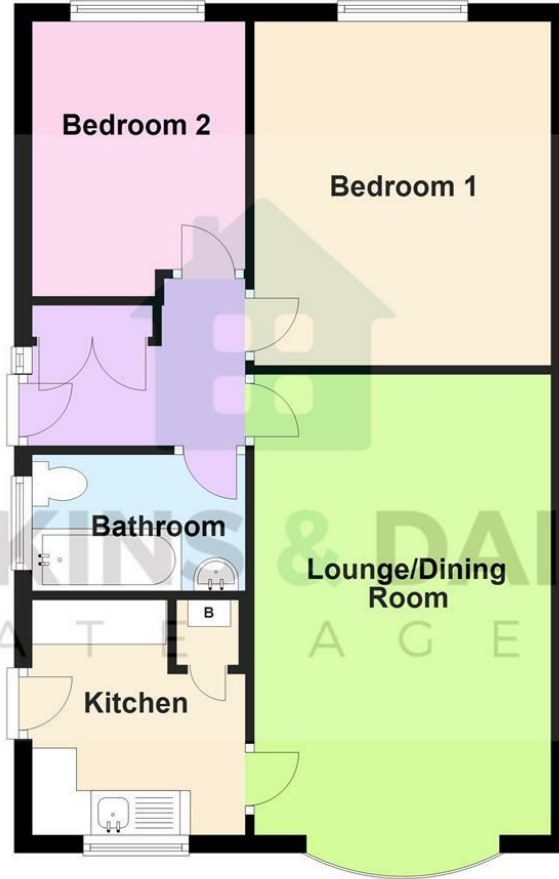
Enclosed rear lawn and patio garden with fencing to the boundary and a useful storage shed.

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

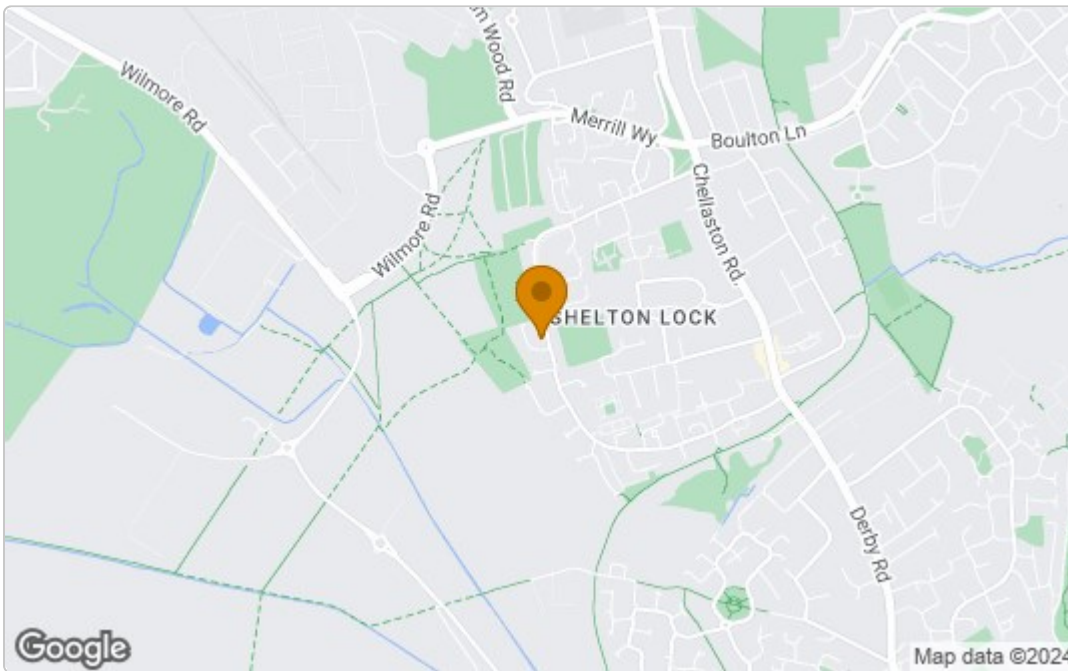
Approx. 53.7 sq. metres (578.1 sq. feet)



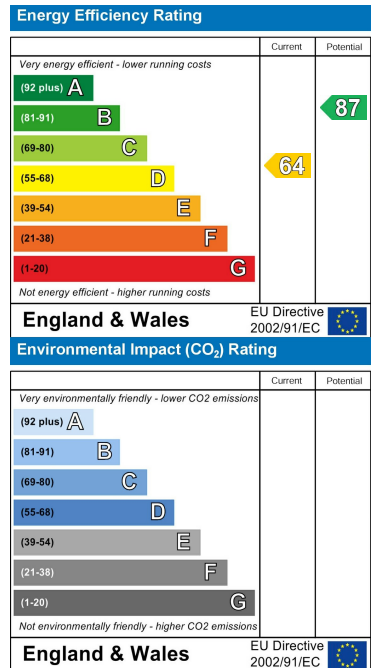
Total area: approx. 53.7 sq. metres (578.1 sq. feet)

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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.