

Mabie Close

Sinfin, Derby, DE24 3GW

John
German





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£350,000

Set in a lovely position at the end of the cul-de-sac and built to Taylor Wimpey's Trusdale design, this beautifully proportioned property makes the perfect family home, with well proportioned reception rooms and generous bedrooms. The current vendors have also included a number of extras and upgrades.



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Entrance to the property is via a really spacious entrance hall with high quality wood effect LVT flooring, built-in storage cupboard, and stairs rise to the first floor with a large under stairs storage cupboard. Doors lead off to the ground floor living spaces and the cloakroom/WC, which is a great size with plenty of room for coats and shoes as well as a low flush WC, a pedestal wash basin and tiling to half wall height.

The dining kitchen has the same high quality flooring featured in the hallway which continues through into the utility room. The dining area has a window to the front and a charming bay window to the side leading onto the kitchen area which also has a window to the side. The kitchen itself is fitted with an extensive range of shaker style units with contrasting matt black door furniture, under unit lighting and kickboard lighting, melamine finished worktops extend to form a breakfast bar, stainless steel one and a half bowl sink unit with mixer tap, upgraded eye level double oven and five ring gas hob with extractor hood over, integrated fridge, freezer and dishwasher. The utility room is fitted with matching units and worktops with an inset stainless steel sink.

The living room has a lovely double aspect which fills the space with natural light coming from the window overlooking the front elevation and French doors to the side opening out onto the garden. The lounge is fitted with an Invictus carpet which is stain resistant.

On the first floor, stairs lead to a central landing with a large built-in storage cupboard and doors leading off to the bedrooms and bathroom. The master bedroom overlooks the rear garden and features an en-suite shower room comprising double shower with upgraded rain shower and hand shower attachment, pedestal wash basin, low flush WC, extensive tiling, chrome heated towel rail. The three remaining bedrooms are all beautifully proportioned, so nobody gets the short straw.

The family bathroom is fully tiled with an inlaid mirror, window to the front, and is fitted with a full three piece suite comprising panelled bath with upgraded rainfall shower and hand shower attachment, glass shower screen, pedestal wash basin and low flush WC.

Outside, the property is set on a corner plot with wrap around ornamental and partly lawned borders leading past the garden wall to a tarmaced driveway providing off road parking, as well as access to a detached garage with power and lighting (extra power sockets added on the inside and outside) and loft storage. Gated access off the driveway leads into the fully enclosed rear garden which is mainly laid to lawn with a paved pathway leading to a patio area in front of the lounge French doors. The garden has outside power points and an outside tap.

The property overlooks one of the pathways leading around the development with a small bridge stretching over to phase 2 and past the beehives set up next to the pond and nature reserve. Sinfin is a residential area which benefits from convenient access to a range of local amenities. The nearby Sinfin District Centre offers a variety of shops, including a major supermarket, a post office, and a health centre. The area is also home to Rolls-Royce's main site, one of the region's key employers. Excellent transport links provide easy access to Derby city centre and surrounding areas, with major routes such as the A38 and A50 connecting to the M1, the wider motorway network, and East Midlands Airport. For leisure, the picturesque Stenson Marina-set along the Trent & Mersey Canal-is just a short drive away. Sinfin Golf Course offers a relaxing setting for a round of golf, while the nearby Moorways Sports Village and Water Park boasts a wide range of fitness and family facilities, including swimming pools and gym.

Agents note: It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

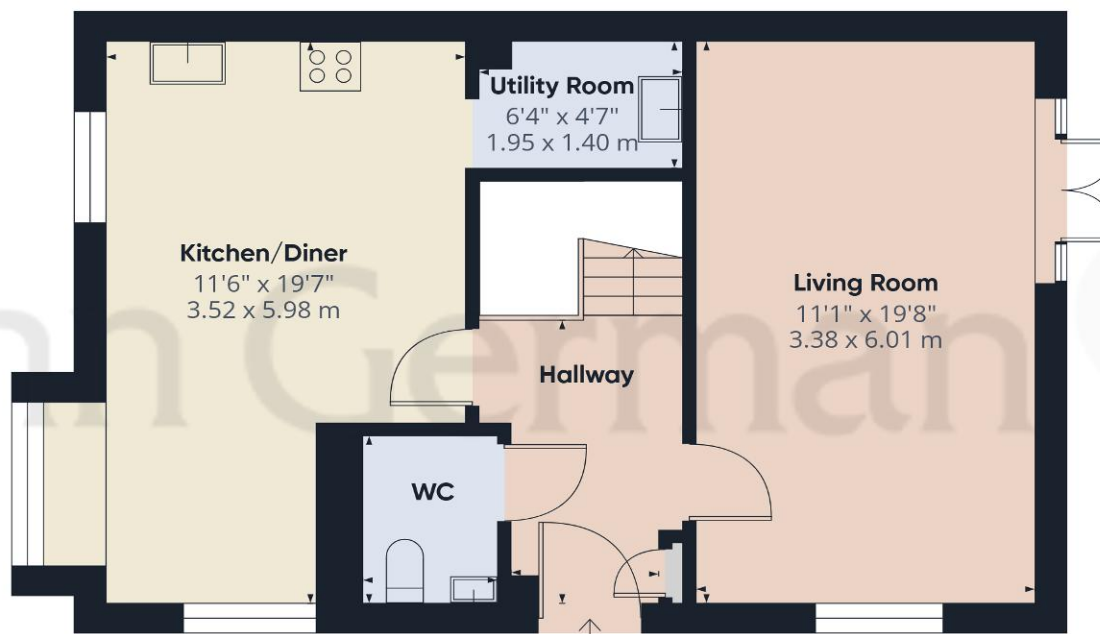
Our Ref: JGA/18112025

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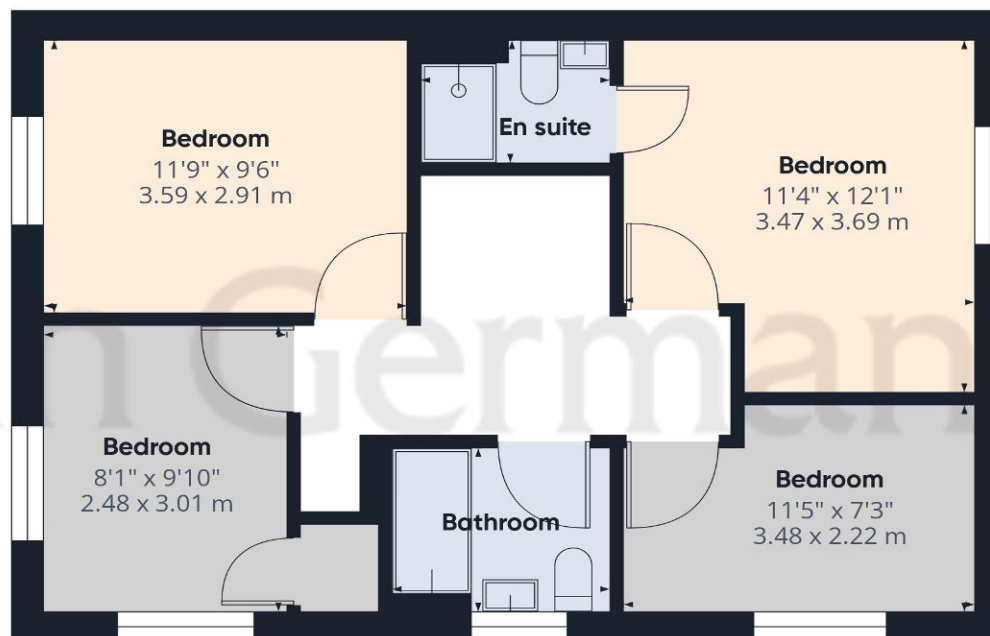


Ground Floor

Approximate total area⁽¹⁾

1066 ft²

99 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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