



## 3 Osprey Close, Sinfon, Derby, DE24 3DD

**£850 Per Calendar**



Situated in the heart of Sinfon, within easy reach of shopping facilities, this is a three bedroom property which benefits from gas central heating, double glazing and yard area to the rear. \* No Pets please\*





# 3 Osprey Close, Sinfin, Derby, DE24 3DD

**£850 Per Calendar Month**



Internally the accommodation briefly comprises an entrance hall with staircase leading to the first floor and cloakroom, lounge, dining room and kitchen with appliances and access to the rear. To the first floor is a landing with storage cupboard, three good sized bedrooms and a bathroom with shower over the bath.

Outside the property benefits from a yard area to the rear with outside store and to the front there is a lawned fore garden. Car parking to the rear.

The property is brilliantly positioned for access to local shops in Sinfin which includes a large superstore aswell as other popular amenities. The property is also perfectly located for ease of access to the A50 giving onward travel to the A52, A38 and M1 corridor.

Viewing highly recommended.

## **ACCOMMODATION**

Entering the property through front door into:

### **ENTRANCE HALL**

With radiator, staircase leading to the first floor and useful under stairs storage cupboard.

### **CLOAKROOM**

With low level WC, wash hand basin and radiator.

## **LOUNGE**

11'5" x 11'4" (3.48m x 3.45m)

With double glazed window to the front and radiator.

## **DINING ROOM**

9'9" x 11'6" (2.97m x 3.51m)

With double glazed window to the rear and radiator.

## **KITCHEN**

9'8" x 10'4" (2.95m x 3.15m)

With work surface/preparation areas, wall and base cupboards and an integrated electric oven and hob. Space for washing machine, space for freestanding fridge/freezer and door to the rear.

## **LANDING**

With large storage cupboard which offers plentiful storage and wall mounted boiler providing domestic hot water and central heating.

## **BEDROOM ONE**

10'5" x 11'6" (3.18m x 3.51m)

With radiator.

## **BEDROOM TWO**

11'5" x 10'9" (3.48m x 3.28m)

With radiator

## **BEDROOM THREE**

With radiator.

## **BATHROOM**

4'6" x 8'11" (1.37m x 2.72m)

With low level WC, pedestal wash hand basin, bath and complementary tiling.

## **OUTSIDE**

The property benefits from a yard area to the rear and there are outside stores and gates leading to the car parking at the back of the house.

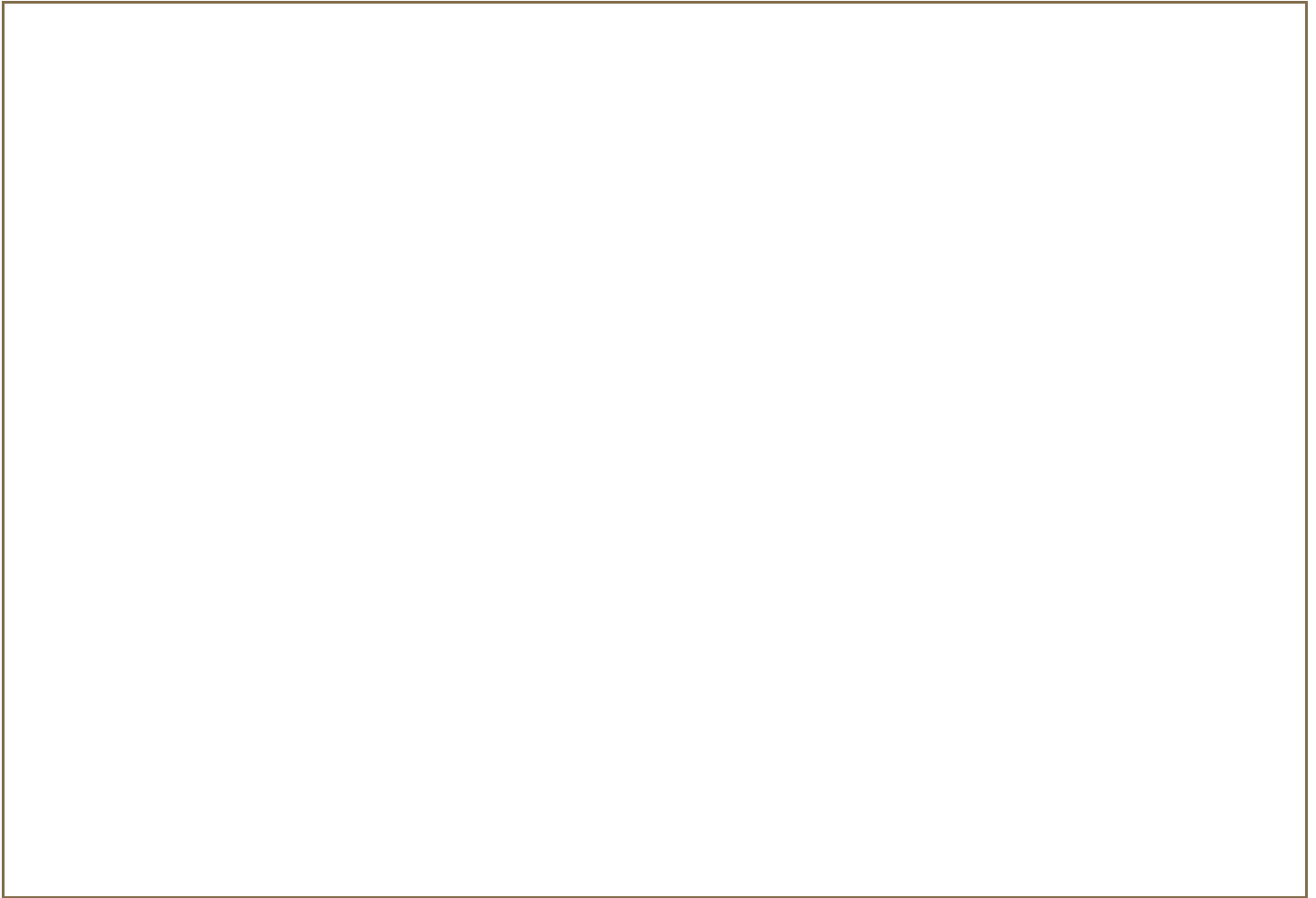
To the front there is a lawned garden and pedestrian access from the car parking area.



## Road Map



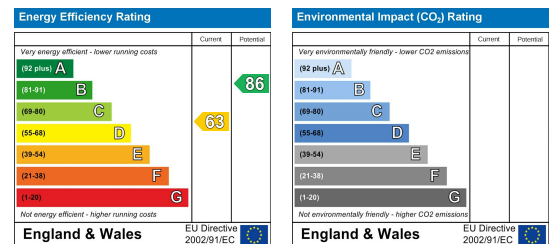
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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