



## 99a Sinfin Avenue, Shelton Lock, Derby, DE24 9EY

**£259,950**



An attractive detached family home in the popular Shelton Lock being beautifully appointed throughout with quality fitments and featuring three well proportioned bedrooms, modern bathroom and luxurious kitchen with granite work surfaces.





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## DIRECTIONS

From Chellaston Road, being the main road running through Shelton Lock and connecting Chellaston to Allenton, turn onto Sinfin Avenue at either end of the crescent, the property will be found approximately halfway around by the junction with Breydon Close.

This superb property includes attractive oak doors and replacement oak balustrade, UPVC double glazed windows and doors along with gas central heating from a modern combination boiler, the beautifully presented accommodation comprises, porch, hallway, full depth lounge with front bay window and rear French doors, luxuriously appointed kitchen with granite work surfaces. To the first floor there are two double bedrooms, generous third bedroom and a modern bathroom suite with shower over bath.

Externally, there is a wide block paved driveway providing off road parking which continues to the side and rear where there is a larger than average detached garage/workshop with inspection pit. There are lawned front and rear gardens along with a patio, hedged rear borders and shed. There is also an established and attractive wisteria pleasantly growing across the front bay window.

Shelton Lock is a relatively small suburb of Derby between Chellaston and Allenton being a popular residential area with typical local

amenities and primary school, ease of access onto the Derby cycle path and with excellent access to the main site of Rolls Royce. Derby city centre, the A50 connecting to the M1 and East Midlands Airport are all within easy reach.

A superb property worthy of a detailed physical viewing at the earliest of opportunities.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

Main UPVC double glazed door and window, tiled floor, inner timber glazed door into:

#### ENTRANCE HALLWAY

Stairs to first floor with attractive oak handrails and balustrade, wood effect tiled floor, radiator, timber glazed doors into:

#### LOUNGE

21'3" x 10'10" (6.48m x 3.30m)

A large open plan room with bay UPVC double glazed window to the front elevation, UPVC double glazed French doors to the garden, fireplace with marble hearth and electric fire, two central heating radiators and media connections.

#### KITCHEN

12'8" x 7'2" (3.86m x 2.18m)

Beautifully appointed with quality granite work surfaces and a plentiful range of fitted

wall and base units with matching cupboard and drawer fronts with integrated handles, stainless steel electric oven and grill, gas hob, integrated fridge and freezer, space for washing machine, dishwasher, wall mounted combination boiler, UPVC double glazed window and door, wood effect tiled floor and radiator.

## FIRST FLOOR

### LANDING

With a continuation of the attractive oak handrail and balustrade, built in store cupboard, UPVC double glazed window and loft access.

### BEDROOM ONE

11'9" x 11'8" (3.58m x 3.56m)

A spacious principal bedroom having beautifully fitted wardrobes with sliding doors, Karndean flooring, rear facing UPVC double glazed window, radiator and oak cottage style door.

### BEDROOM TWO

9'5" x 9'2" (2.87m x 2.79m)

A lovely double bedroom with Karndean flooring, front facing UPVC double glazed window, radiator and oak cottage style door.

### BEDROOM THREE

9'3" x 6'6" (2.82m x 1.98m)

A generous single bedroom with Karndean flooring, UPVC double glazed window to the front elevation, built in cupboard, radiator and oak cottage style door.

### BATHROOM

6'8" x 5'5" (2.03m x 1.65m)

Very nicely fitted with a panelled bath with screen and electric shower over, wash basin and WC, beautifully tiled floor and walls, UPVC double glazed window, radiator with attached towel radiator and oak cottage style door.

### OUTSIDE

Externally, there is a wide block paved driveway providing off road parking which continues to the side and rear where there is





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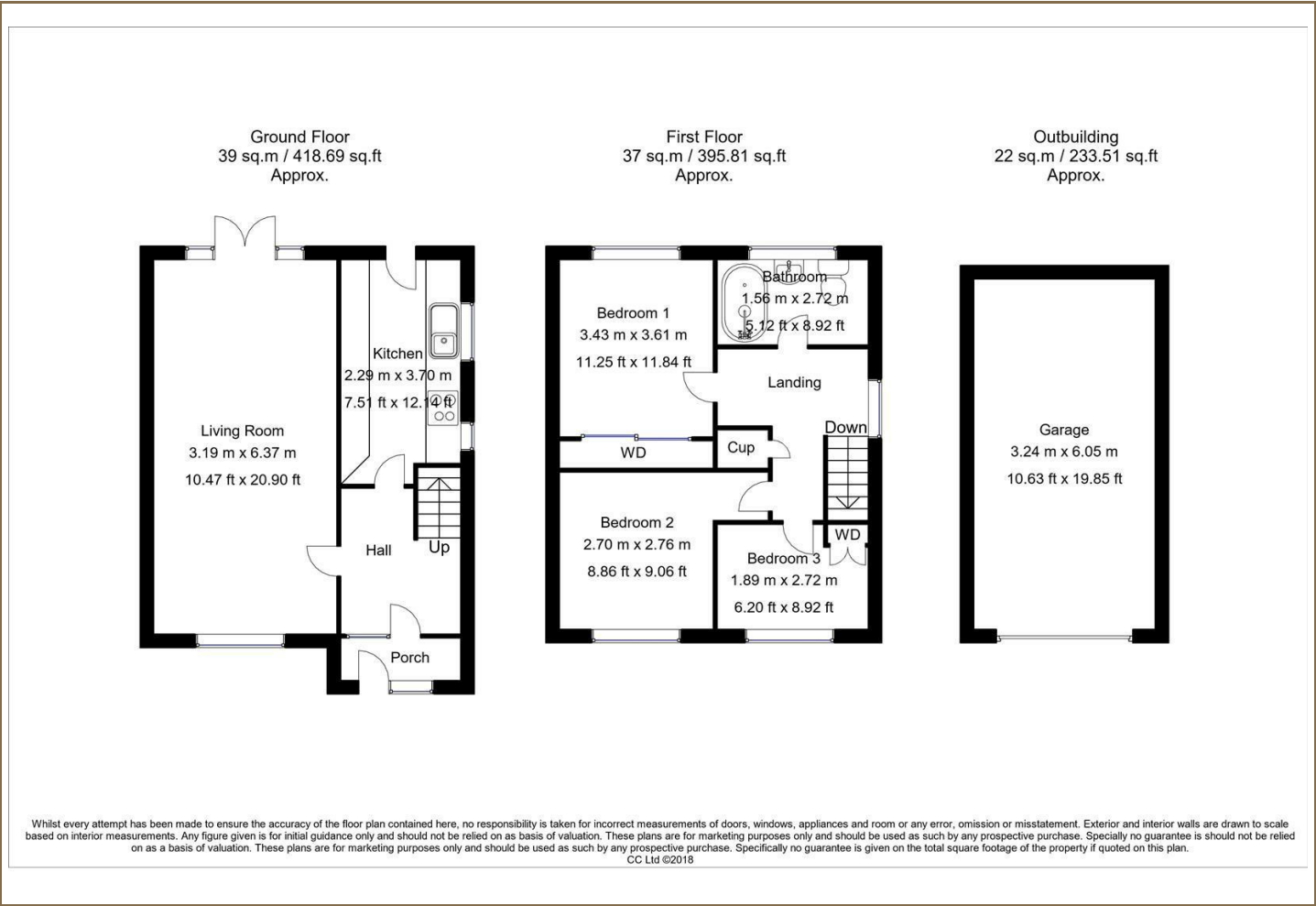




## Road Map



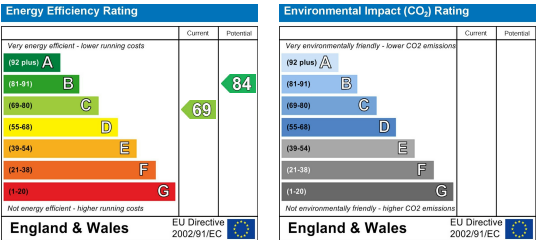
## Floor Plan



## 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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