

**Briar Lea Close, Sinfin DERBY DE24 9PB** 



# welcome to

# **Briar Lea Close, Sinfin DERBY**

Bagshaws Residential are proud to present to you this stunning three bedroom semi-detached house in the area of Sinfin. This delightful property offers spacious and well-appointed accommodation, making it an ideal family home.



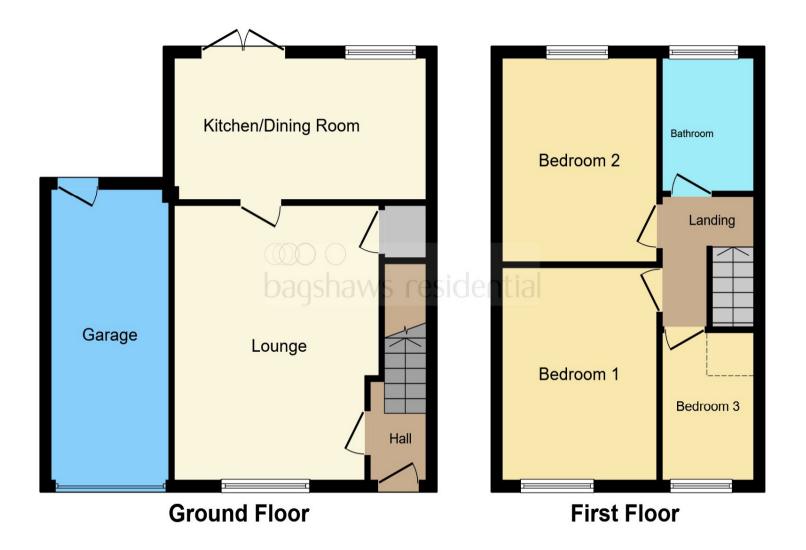












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## Lounge

16' 1" x 12' 9" ( 4.90m x 3.89m )

#### Kitchen

7' 9" x 16' (2.36m x 4.88m)

### **Bedroom 1**

9' 9" x 12' ( 2.97m x 3.66m )

#### **Bedroom 2**

9' 8" x 11' 11" ( 2.95m x 3.63m )

## **Bedroom 3**

8' 11" x 5' 11" ( 2.72m x 1.80m )

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## **Briar Lea Close, Sinfin DERBY**

- Stunning 3 Bedroom Semi-Detached House
- Front and Rear Garden
- Driveway and Garage
- Council Tax Band B

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Tenure: Freehold EPC Rating: D

Bagshaws Residential are proud to present to you this stunning three bedroom semi-detached house in the area of Sinfin. This delightful property offers spacious and well-appointed accommodation, making it an ideal family home.

Upon entry you are introduced to, a welcoming entrance hallway, a cozy living room adorned with a large window flooding the space with natural light and featuring a charming fireplace, a kitchen diner boasting modern worktops, sleek cabinets, and convenient patio doors leading to the rear garden.

As you ascend to the upper floor you will discover, three generously sized bedrooms and a contemporary family bathroom with a bath which also has an overhead shower and chic grey tiles.

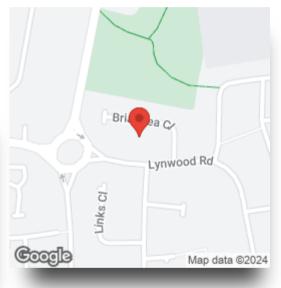
Externally, the property includes a front and rear garden with the rear having a delightful patio area at the start of the garden perfect for outdoor relaxation and entertaining. In regards to parking, there is a private driveway and a garage for added convenience.

£200,000









Please note the marker reflects the postcode not the actual property

# view this property online bagshawsresidential.co.uk/Property/DBY119021



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