



**Grasmere Crescent, Sinfin, Derby, DE24 9HT**



**welcome to**

**Grasmere Crescent, Sinfin, Derby**

Beautifully maintained three-bed semi-detached home in quiet Sinfin. Modern interior, bright living spaces, contemporary kitchen, spacious bedrooms and a private garden. Ideal for young families, first-time buyers or investors.





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**welcome to**

## **Grasmere Crescent, Sinfin, Derby**

- Well-presented three-bed semi-detached home
- Bright lounge with large bay window
- Contemporary kitchen with integrated appliances
- Dining area with wooden flooring and patio doors to garden
- Three good-sized bedrooms with fitted cupboards

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over  
**£240,000**

This well-presented three-bedroom semi-detached home offers a wonderful blend of modern style and cosy charm, making it an ideal choice for families, first-time buyers or investors. Well maintained throughout, the property features a fresh, contemporary interior while retaining warm, homely touches that create an inviting atmosphere from the moment you step inside. You enter into a welcoming hallway, with a bright lounge to the right, complete with a large bay window that fills the room with natural light. A further door leads to the galley-style kitchen and dining area, fitted with integrated appliances and finished with wooden flooring. Patio doors open directly onto the rear garden, creating a seamless indoor-outdoor flow perfect for family life or entertaining. Off the hallway you'll also find a convenient downstairs WC. Upstairs, the property offers three good-sized bedrooms—two doubles and a single—all featuring fitted cupboards and soft carpeting. A modern family bathroom with a shower over the bath completes the first floor. Outside, the private rear garden provides a peaceful retreat with a patio and lawn, ideal for children, pets or summer gatherings. The front driveway offers parking for two cars. Located on a quiet residential road in Sinfin, the home benefits from a friendly community feel while being close to local schools, shops and everyday amenities. Excellent transport links and easy access to Derby city centre make this a practical and well-connected



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DBY121415 - 0002

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