



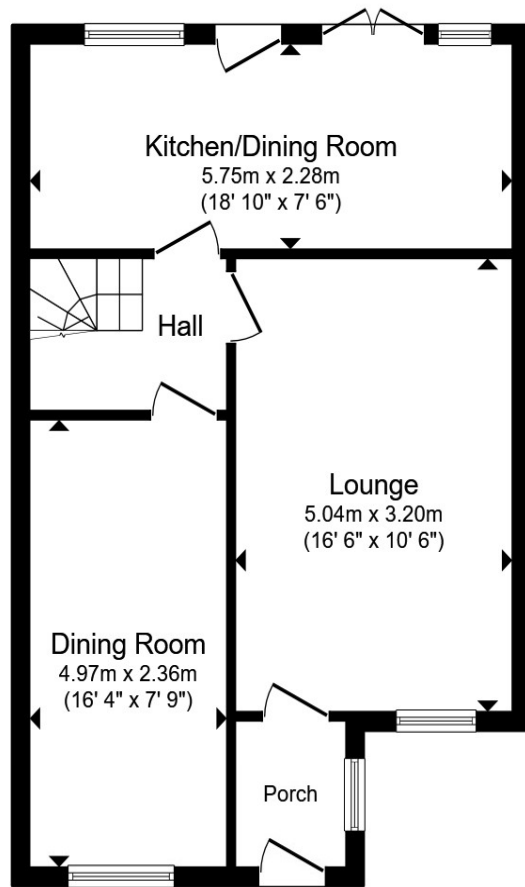
Briar Lea Close, Sinfin, Derby, DE24 9PB

welcome to

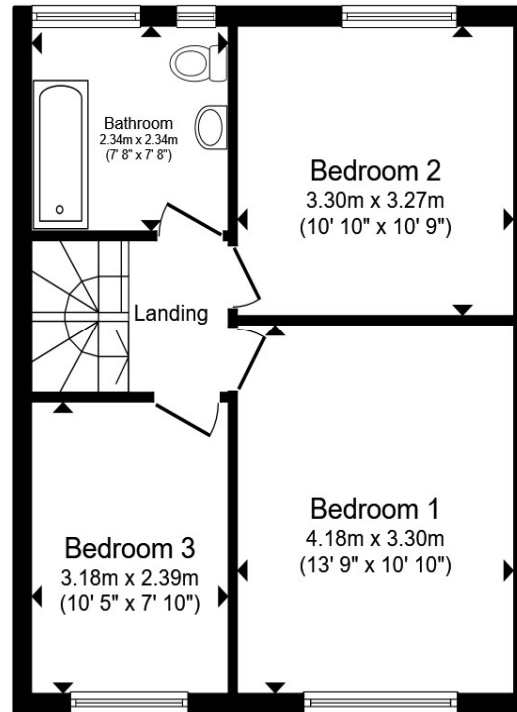
Briar Lea Close, Sinfin, Derby

A stylish and well-maintained three-bedroom semi-detached home in a quiet Sinfin location, offering bright living spaces, a modern kitchen/diner, generous garden and driveway parking, close to schools, shops and major road links.





Ground Floor



First Floor

Total floor area 91.9 m² (989 sq.ft.) approx

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.propertybox.io

Dining Room

16' 4" MAX x 7' 9" MAX (4.98m MAX x 2.36m MAX)

Lounge

16' 6" MAX x 10' 6" MAX (5.03m MAX x 3.20m MAX)

Kitchen/Diner

18' 10" MAX x 7' 6" MAX (5.74m MAX x 2.29m MAX)

Bedroom 1

13' 9" MAX x 10' 10" MAX (4.19m MAX x 3.30m MAX)

Bedroom 2

10' 10" MAX x 10' 9" MAX (3.30m MAX x 3.28m MAX)

Bedroom 3

10' 5" MAX x 7' 10" MAX (3.17m MAX x 2.39m MAX)

Bathroom

7' 6" MAX x 7' 6" MAX (2.29m MAX x 2.29m MAX)

welcome to

Briar Lea Close, Sinfin, Derby

- Three-bedroom semi-detached family home
- Bright lounge with gas fire and separate dining room
- Contemporary kitchen/diner with integrated appliances
- Patio doors leading to a generous private rear garden
- Two double bedrooms plus a single; fitted cupboards to all

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£230,000

This beautifully presented three-bedroom semi-detached home is set on a peaceful residential road in Sinfin, making it an ideal choice for young families, first-time buyers or investors. The property offers a warm, homely feel throughout, with well-proportioned rooms and a modern interior that's ready to move straight into.

You enter through a practical porch, leading into a bright lounge with a gas fire. A door connects the lounge to the separate dining room, which then opens into the hallway and the contemporary kitchen/diner. The kitchen features integrated appliances, ample storage and a dining/seating area with patio doors that open onto the generous rear garden — perfect for family life and entertaining. Upstairs, there are three good-sized bedrooms, including two doubles all with fitted cupboards, along with a modern family bathroom complete with shower over the bath.

Sinfin is a popular and well-connected area, offering a great mix of local amenities including schools, shops, parks and transport links. With easy access to Derby city centre and major road networks, it's a convenient and community-focused place to call home.



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY121372



Property Ref:
DBY121372 - 0002

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