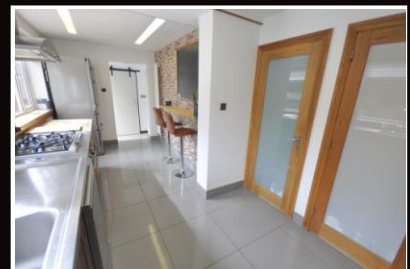




Sinfin Moor Lane, Chellaston, Derby, DE73 5SQ
Offers In Region Of £330,000
Freehold



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Sinfin Moor Lane

Chellaston

Derby

DE73 5SQ

O.I.R.O £330,000

Freehold

Acquire Sales and Lettings are pleased to bring this very well presented three bed, semi-detached house to the market. Located on a very generous sized plot on one of the most sought after cul de sacs in Chellaston and giving excellent access to major road links, bus services, schools and shops. The property briefly comprises of entrance hallway giving access to semi open plan living room/dining room and breakfast kitchen which follows through to downstairs shower room and double garage with large utility room off. To the first floor there are three bedrooms and family bathroom. Externally, there is a large driveway to the front and a landscaped south facing garden to the rear.



ENTRANCE HALL

This large and welcoming hallway offers access to living room/dining room, kitchen and stairs to first floor. Wooden flooring, gas central heated radiator and windows to allow plenty of natural light.

DUAL ASPECT LIVING/DINING ROOM

25' 8" x 12' 3" (7.830m x 3.757m) (at largest) Stunning open plan living/dining room is flooded with light through large bay window to front elevation and bi-folding doors leading to rear south facing garden. There is a central feature fireplace with log burner. Wooden flooring and gas central heated radiator.

BREAKFAST KITCHEN

7' 1" x 19' 2" (2.169m x 5.853m) Tiled flooring and two large upvc double glazed windows overlooking rear garden. Bespoke solid wood kitchen with a range of wall and base units, worktops and sink with drainer. There is an integrated electric cooker, gas hob with extractor over, dishwasher and cupboard housing the 3 year old combi boiler. Space for large American fridge/freezer. Fitted breakfast bar.

SHOWER ROOM

9' 9" x 4' 2" (2.983m x 1.276m) Tiles to floor, gas central heated towel rail, and two upvc frosted windows. Tiled walls with three piece suite comprising of large walk in shower, wash hand basin and low level wc

DOUBLE GARAGE

15' 11" x 13' 5" (4.858m x 4.094m) Large garage with electric door with light and sockets.

UTILITY ROOM

13' 9" x 4' 3" (4.208m x 1.313m) Wooden laminate to floor, two upvc double glazed frosted windows to side elevation, gas central heated towel rail and external door. Worktop with space for two undercounter appliances below and wall unit for storage.

STAIRS AND LANDING

Exposed wooden flooring and providing access to three bedrooms, bathroom and partially boarded loft.

BEDROOM 1

11' 3" x 12' 3" (3.434m x 3.738m) Exposed wooden flooring, gas central heated radiator and upvc double glazed window to front elevation. Fitted wardrobes and floor to ceiling cupboard.

BEDROOM 2

8' 6" x 11' 9" (2.612m x 3.593m) Exposed wooden flooring, gas central heated radiator and upvc double glazed window to rear elevation. Fitted wardrobes and floor to ceiling cupboard.

BEDROOM 3

6' 8" x 6' 1" (2.052m x 1.862m) Exposed wooden flooring, gas central heated radiator and upvc double glazed window to front elevation.

BATHROOM

5' 6" x 6' 8" (1.688m x 2.035m) Tiled flooring, gas central heated towel rail and upvc frosted window to rear elevation. Tiled walls with three piece suite comprising of panelled bath with shower over, wash hand basin and low level wc.

OUTSIDE

To the front is a large, block paved driveway with space for multiple cars. To the rear is a delightful, landscaped, south facing garden with spacious patio area, lawn and outside tap. There is external access via side gate.

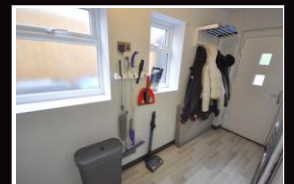
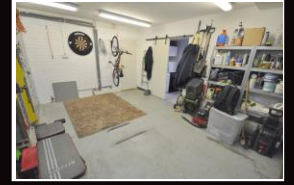
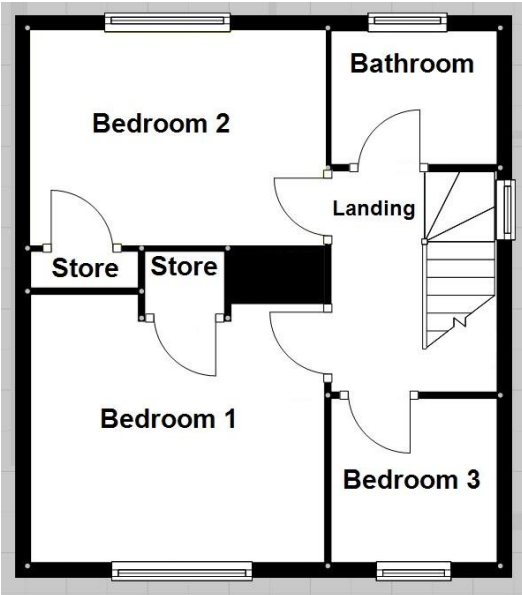
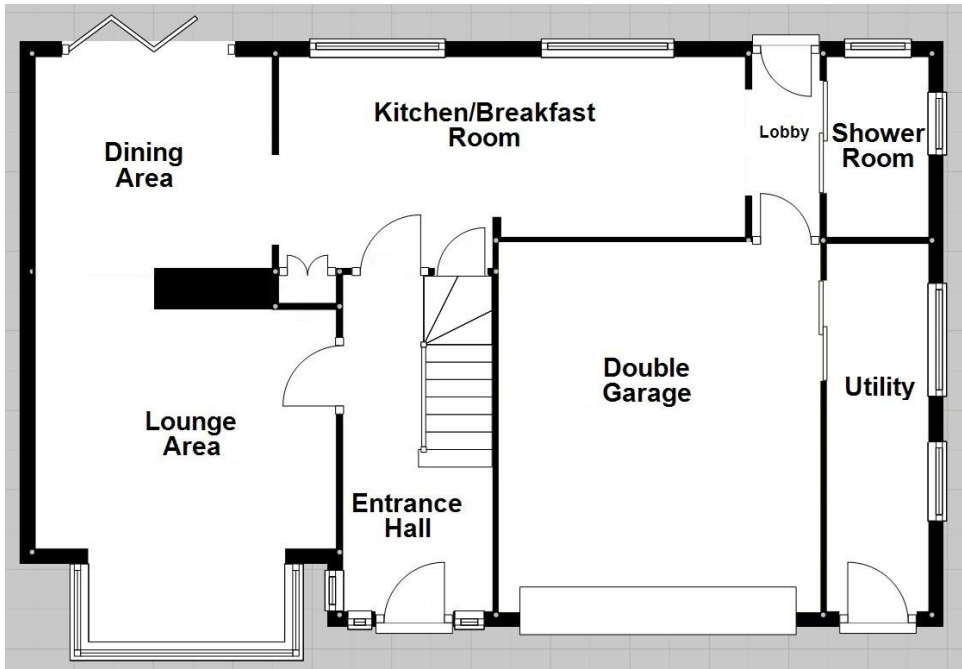
DISCLAIMER

Council tax band C.

Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	33 F	



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Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'acquire properties' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.