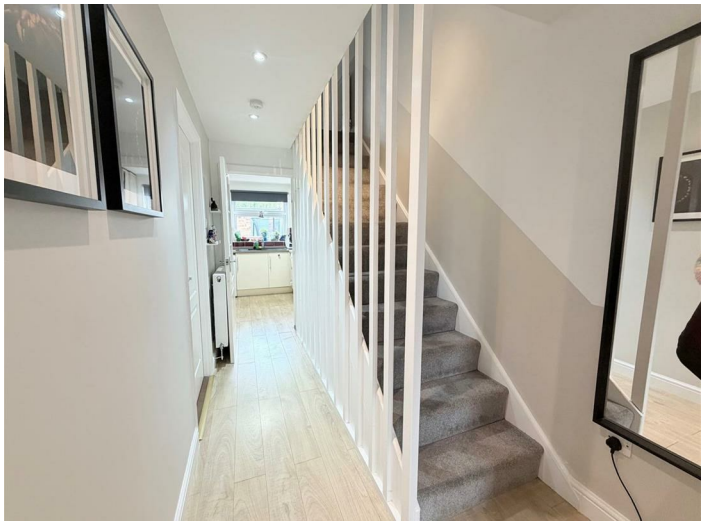
3 Bed House - Semi-Detached

£199,950

Inveraray Close, Sinfin, Derby, DE24 3JA



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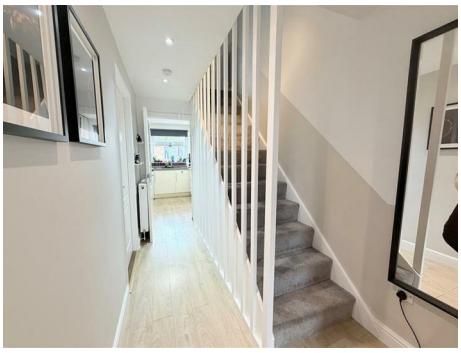
Occupying a delightful private withdrawn cul-de-sac position is this immaculately presented end town house with off road parking for three to four cars and enclosed rear garden. The generously proportioned and modernised accommodation on offer benefits from gas central heating and double glazing. In brief: Reception hall, kitchen diner, living room, conservatory, three sizeable bedrooms and modern bathroom. Outside, a block paved driveway offers parking for three to four cars together with a landscaped enclosed rear garden. The property is sold freehold. Council tax band A. Energy rating C.

Reception Hall

Having front entrance double glazed composite door with frosted glass insets; laminate flooring; stairs rising to first floor; storage cupboard; understairs storage area; radiator; doors leading into:



Dining Kitchen 17'10" x 12'2" (5.44 x 3.71)

Having a range of matching gloss range of floor and wall mounted units with roll edge work surfaces over, tiled splashback incorporating sink and drainer with mixer tap; integrated electric fan assisted oven with grill over and microwave; integrated four ring Induction hob with stainless steel and glass extractor hood over; space for dining table; breakfast bar; rear elevation double glazed window with tiled sill; laminate flooring; radiator; rear elevation double glazed sliding doors providing access into the conservatory; door leading into:

Sitting Room 11'10" x 11'6" (3.61 x 3.53)

Having front elevation double glazed window with deep sill; radiator and Tv connection point

Conservatory 9'1" x 7'6" (2.79 x 2.31)

Having side elevation double glazed French doors providing access to the rear garden; side and rear elevation double glazed windows; translucent pitched ceiling; fan and light system; tiled flooring; two wall lights; wall mounted electric heater.

First Foor

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Landing
Having cupboard housing the gas central heating combination boiler; additional storage cupboard; radiator; doors leading into:

Principle Bedroom 13'5" x 8'11" plus recess (4.11 x 2.72 plus recess)

Having double glazed window; loft access hatch; radiator.

Bedroom Two 9'10" x 7'8" plus recess (3.00 x 2.36 plus recess)

Having double glazed window; radiator.

Bedroom Three 9'6" x 6'5" (2.92 x 1.98)

Having double glazed window; storage cupboard; radiator.

Bathroom 8'5" x 5'4" (2.57 x 1.65)

Having a matching white three piece suite comprising low level W.c. with push button flush; wash hand basin with storage unit below with mixer tap; panelled bath with central mixer tap, rainforest shower over, additional shower attachment, tiled surround and curved glass screen; rear elevation double glazed window with frosted glass and tiled sill; tiled flooring; tiling to walls; chrome heated towel rail.

Outside

To the front of the property there is a block paved driveway providing ample off street parking for three to four cars, the driveway incorporates access to the front entrance door and boundary fencing. To the rear of the property there is a good sized enclosed low maintenance garden which incorporates block paved patio, lawned area, slate chipping seating area, additional concrete seating area, outside tap, brick outside store, gated access to the front of the property and boundary fencing.

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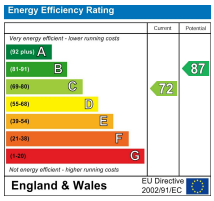

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