Bramblehedge Drive, Sinfin

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Offers in excess of
£240,000



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This property at a glance:

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Bramblehedge Drive, Sinfin











Alice says:

"Tucked away on a quiet road in Sinfin, this three-bedroom detached home has a lovely peaceful feel from the moment you arrive. With mature trees creating a leafy outlook to the front and the whole property having been recently redecorated throughout, it already feels fresh, bright and ready to move straight into.

As you step inside, the bright entrance hallway leads through to two really impressive ground-floor living spaces, and this is where I think the house starts to stand out. The open-plan kitchen diner is a fantastic size, stretching all the way from the front to the back of the property. I particularly like how much natural light comes into this space, with plenty of room for a good-sized dining table as well as comfortable furniture. The kitchen has lots of cupboard storage and worktop space, while the generous dining area makes this a room that would work brilliantly for everyday family life or when friends and family come round.

The lounge is equally impressive, again running from the front to the back of the house. At the front, you have that lovely outlook towards the mature trees, while double doors at the rear open straight onto the garden. It's a really easy room to picture yourself settling into at the end of the day, with plenty of space for everyone to get comfortable. There's also a handy downstairs WC.

Outside, the garden is definitely another highlight. A generous patio provides plenty of space for outdoor seating and dining, and I can imagine this being a lovely spot for summer evenings with the doors from the lounge thrown open. The colourful planting adds plenty of personality too, giving the garden a really established and welcoming feel.

Upstairs, there are three genuinely good-sized double bedrooms, which is always a big plus. There's plenty of flexibility here depending on what you need, whether that's three bedrooms, a guest room or a home office. The modern family bathroom completes the first floor and continues the fresh, contemporary feel found throughout the rest of the house.

For me, it's the combination of the two fantastic front-to-back living spaces, the three generous double bedrooms and that lovely leafy outlook that makes this home particularly appealing. It feels bright, spacious and easy to live in, while the garden and peaceful setting give it that little bit extra."

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Bramblehedge Drive, Sinfin

Did you spot...

This fantastic family home is available with no upward chain



A message from the seller:

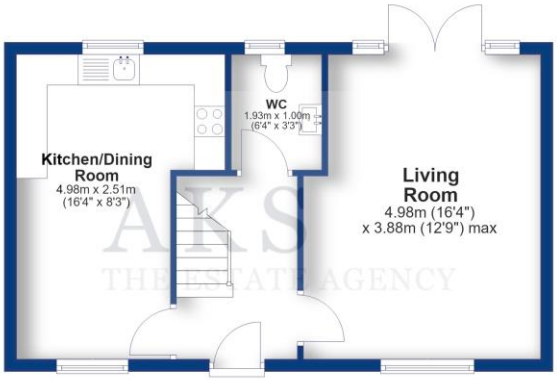
"I've always loved the neighbourhood and the friendly residents, and one of the things we really enjoy about the area is how peaceful and quiet it feels, being tucked away from the main road. The house is also really well insulated, which helps keep it warm and comfortable while keeping the energy bills down. Inside, we particularly love the generous kitchen and dining area, which is a great space for everyday family life and entertaining, as well as the large lounge, which gives us plenty of room to relax and unwind."

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Floor Plan

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Ground Floor
Approx. 37.3 sq. metres (401.8 sq. feet)



First Floor
Approx. 42.2 sq. metres (454.8 sq. feet)



Total area: approx. 79.6 sq. metres (856.6 sq. feet)

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Registered office: Abacus House, 68a North Street, Romford, Essex RM1 1DA Company No. 10255861 • VAT Number: 245 4496 87

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Key Features:

- NO UPWARD CHAIN
- BEAUTIFULLY FINISHED THREE BEDROOM DETACHED HOME
- EPC RATING C
- OPEN PLAN KITCHEN DINER
- PEACEFUL CUL DE SAC LOCATION OVERLOOKING TREES
- SINGLE DRIVEWAY PARKING

About the area:

A popular suburb of Derby, Sinfin has plenty of local amenities around from an Asda supermarket, to local shops, takeaways and easy access to the main road links. It gives easy access to the Ring Road and is a short drive from the A50 making it great for commuters. There is plenty of access to public transport links into the City Centre as well as to Royal Derby Hospital.

Schools:

Both primary and secondary schools are within close proximity to the property as well as Sinfin Moor Park which has a park and playing fields.

★★★★★

350+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with **Alice** call **01332 30 30 30**

Click here to watch the property video

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