

## 3 Bed House - Semi-Detached

Price £220,000

 Links Close, Sinfen, Derby, DE24 9PF



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Arguably one of the best examples of its type in the area. This stunning light and spacious home has been the subject of a comprehensive upgrade programme by the current sellers and requires a full inspection to appreciate the size of plot and wealth of quality appointments on offer. Gas centrally heated and UPVC double glazed throughout. In brief; entrance porch, sitting room, superior dining kitchen. To the first floor a landing leads to three bedrooms and luxury shower room. Outside. The property occupies a cul de sac position in this highly popular location and is sited on a large mature plot. To the front is a two car driveway with further car parking and garage accessed via Lynwood Rod. The property is sold freehold. Council tax band B. Energy rating (currently being re rated).

## Entrance Porch

Having UPVC double glazed entrance door and ceramic tiled floor. An internal door leads to;

## Sitting Room 15'5" x 11'2" (4.72 x 3.41)



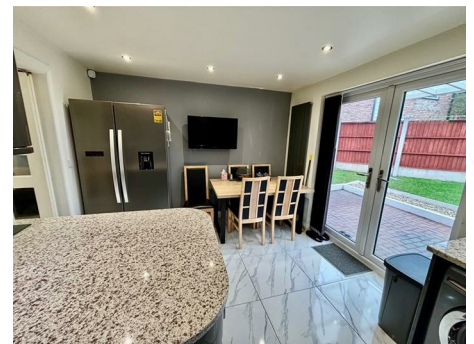
Having feature ceramic tiled floor, Tv and media connection points, radiator, UPVC double glazed window, ceiling LED downlighters and staircase to first floor.



## Superior Dining Kitchen 15'5" x 9'9" (4.72 x 2.99)



Superbly refitted to a high finish and having a range of quality fitted wall, base and drawer units with feature granite working surfaces and breakfast bar, complimentary ceramic tiled splashbacks with contrasting ceramic tiled floor, inset five burner gas hob with electric fan assisted double oven and grill, matching extractor fan with downlighter, space and plumbing for automatic washing machine, ceiling LED downlighters, contemporary styled radiator, Tv connection point, UPVC double glazed window with adjacent UPVC double glazed French doors giving views and access over the sizeable rear garden.



## First Floor

### Landing

With access to roof space.

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## Bedroom One 13'3" x 9'8" (4.05 x 2.95)



Having radiator, ceiling LED downlighters, Tv connection point and UPVC double glazed window.

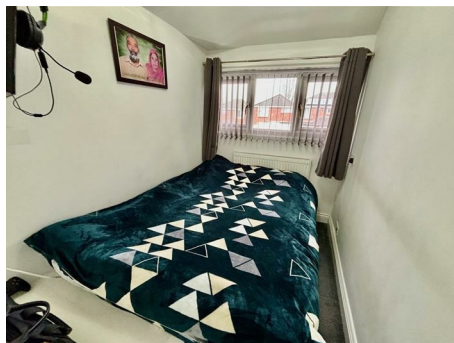


## Bedroom Two 9'8" x 8'6" (2.96 x 2.60)

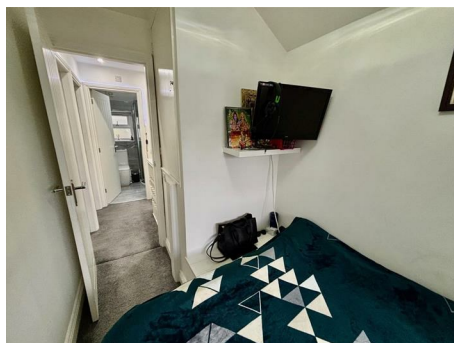


Having ceiling LED downlighters, radiator and UPVC double glazed window.

## Bedroom Three 5'6" x 7'9" plus door recess (1.69 x 2.38 plus door recess)



Having baulk head storage cupboard (Incorporating the gas boiler), radiator and UPVC double glazed window.



## Shower Room



Having modern contemporary white three piece suite comprising; low centre flush Wc, wash hand basin with vanity unit and quadrant shower cubicle with feature fixed

head mains fed drench shower together with hand held shower attachment. Complimentary ceramic tiled walls with ceramic tiled floor, extractor fan, heated towel rail and UPVC double glazed window.

## Outside



Outside, the property is situated in a cul de sac position on a sizeable mature plot. To the front is a block paved two car forecourt with an adjacent wooden access gate leading to a large mature rear garden with canopy, patio, hot and cold taps and double electric point. A path leads to a brick garage (Accessed via Lynwood Road, measuring internally 5m x 2.43m. Having Up and over door, rear internal personal door and supplied with power and light) and further car parking space.



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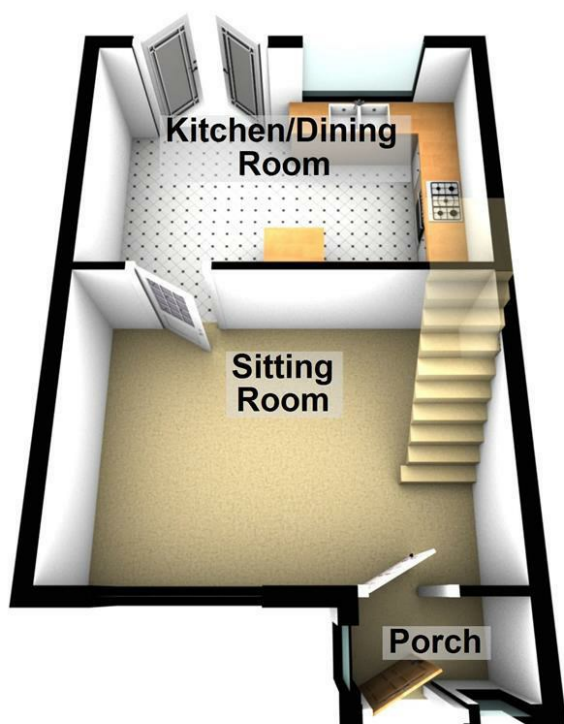
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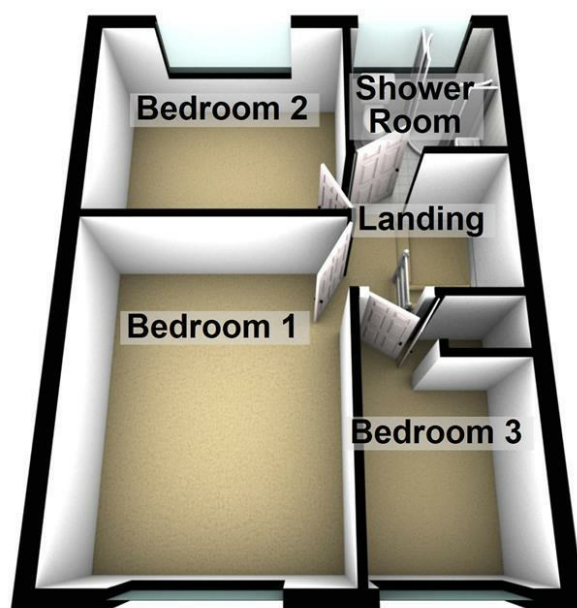
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Ground Floor



First Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100	A	
81-91	B	
69-80	C	
55-68	D	
44-54	E	
35-43	F	
2-34	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		