

Goodsmoor Road

Sinfin, Derby, DE24 9SD



This stylish townhouse has great open plan living space which can be separated if desired, comprising modern kitchen, dining and a spacious lounge with French doors leading out onto the rear garden. Fabulous bedrooms with en-suite to master making it perfect for growing families and first time buyers.

£245,000



John German

Entrance to the property is via a spacious entrance hall with stairs rising to the first floor, understairs storage cupboard and doors leading off to the ground floor living spaces and to the ground floor WC comprising low flush WC and hand wash basin.

The kitchen area is fitted with a range of modern base and eye level units with roll edge work surfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks, built-in oven, electric hob with brushed aluminium splashback and extractor hood over, leaving spaces for a full range of appliances, a window overlooking the front elevation and a spacious dining area.

The kitchen and dining areas are open plan to the spacious lounge which has French doors that open directly onto the rear patio.

On the first floor, stairs lead to a central landing with a window to the side, storage cupboard and a door into the stairwell leading to the second floor.

The landing gives access to bedrooms two and three, which are both lovely double rooms, and the family bathroom which is fitted with a low flush WC, pedestal wash basin and a panelled bath with shower over, glass screen and tiled splashback areas. There is a window to the rear.

On the second floor is the master bedroom which is a fabulous size and a dormer window to the front and an en-suite shower room which is fitted with a low flush WC, pedestal wash basin, spacious shower enclosure with modern waterproof panelling and Velux skylight.

Outside, the property is set back from the road behind a lawned front garden. The rear garden is fully enclosed and mainly laid to lawn with paved patio areas and gated access onto a tandem parking space for two cars at the rear.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA29042026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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