

3 Bed House - Detached

Price £299,950

 Sinfin Avenue, Shelton Lock, Derby, DE24 9EZ



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Situated in the popular residential area of Shelton Lock, this stunning three-bedroom detached home on Sinfin Avenue has been thoughtfully upgraded and extended by the current owner to create a superb modern family home finished to an exceptional standard throughout.

The heart of the property is the impressive rear ground floor extension, designed with both everyday living and entertaining in mind. This outstanding open-plan space boasts a contemporary fitted kitchen with a range of fully integrated appliances, premium quartz working surfaces and a striking central island unit. A feature glass atrium floods the room with natural light, whilst bi-fold doors open seamlessly onto the beautifully landscaped private west-facing rear garden, creating the perfect indoor-outdoor living experience.

The accommodation further benefits from spacious and well-presented living areas, three well-proportioned bedrooms and stylish modern fittings throughout. Outside, the property enjoys a private driveway providing off-road parking together with an enclosed rear garden ideal for relaxing and entertaining.

This is a rare opportunity to acquire a substantially improved detached family home in a highly sought-after location, conveniently positioned for local amenities, schools and transport links.

The property is sold freehold. Council tax band C. Energy rating

SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN.

Reception Hall



Having UPVC opaque double glazed entrance door, ceiling LED down lighters, feature oak effect Karndean floor, radiator, deep understairs storage cupboard, UPVC double glazed window to front aspect and staircase to first floor.



Sitting Room 12'10" x 9'9" (3.92 x 2.98)



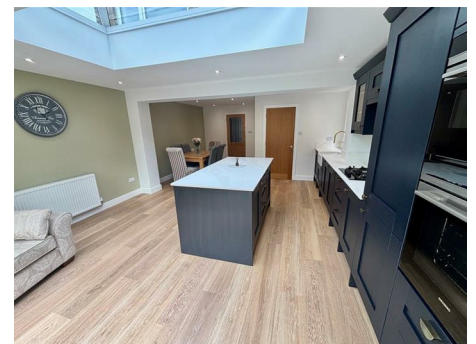
Having a radiator, television and media connection points and UPVC double glazed bow window to front aspect.

Dining Kitchen with Family Media Area 24'3" x 15'3" maximum (7.40 x 4.66 maximum)



A stunning room having a range of custom fitted shaker style wall, base and drawer units with feature quartz working surfaces and matching splash backs, incorporating a

Belfast sink, the focal point of the room being the matching central island unit, inset four burner gas hob, two electric fan assisted ovens and grills, with microwaves, integrated larder fridge and freezer, feature double glazed glass atrium, two radiators, oak effect Karndean floor, ceiling LED down lighters, UPVC double glazed window to side aspect and full width aluminium framed double glazed bi-fold doors giving views and access over the private landscaped west facing rear garden.



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Utility Room 5'10" x 4'0" (1.79 x 1.24)

Having fitted wood grain effect laminated working surface, space and plumbing for automatic washing machine, wood grain effect Karndean floor and Baxi wall mounted combination gas boiler.

Guests Cloak Room/WC



Having modern contemporary white two piece suite with tiled splash backs, wood grain effect Karndean floor, radiator and wall mounted extractor fan.

First Floor Landing



With access to roof space, full height storage cupboard and ceiling LED down lighters and UPVC double glazed window to side aspect.

Principle Bedroom 16'0" x 9'1" (4.90 x 2.77)



Having a radiator and UPVC double glazed window.



Bedroom Two 9'8" x 6'6" (2.96 x 2)



Having a range of quality built in wardrobes, radiator and UPVC double glazed window to rear aspect.

Bedroom Three 9'8" x 9'2" (2.96 x 2.80)



Having radiator and UPVC double glazed window.



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Bathroom



Having a refitted modern contemporary white three piece suite with chrome mains fed over bath, frameless glass shower screen, complimentary ceramic part tiled walls with contrasting wood grain effect floor, powder coated heated towel rail, ceiling LED down lighters with integrated extractor fan and UPVC opaque double glazed window to side aspect.



Outside



The property occupies a professionally landscaped west facing plot, at this ever popular residential address. To the front and side is a tarmac fore court and driveway, having mature shrubbed borders, giving car standing space for several cars with twin wooden access to the side offering further smaller car parking space. The west facing rear garden is professionally landscaped, enclosed by close panelled fencing and laid to a shaped lawn with Indian sand stone full width patio area, seperate timber decked sun terrace, outside cold water tap, double electric point, garden lighting, concrete sectional workshop and gated access to the rear.

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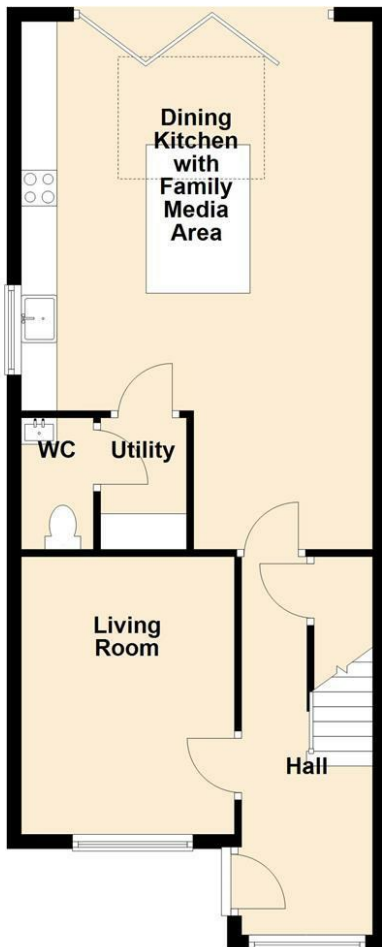
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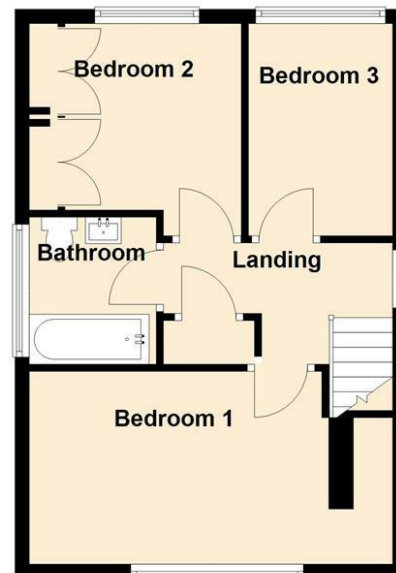
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Energy efficiency - lower running costs	E		
Low energy efficiency - higher running costs	F		
Very low energy efficiency - higher running costs	G		

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