



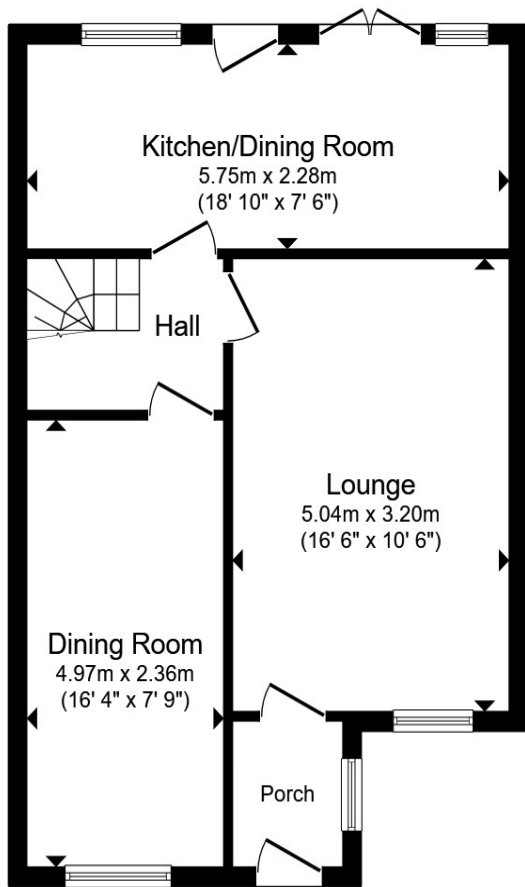
Briar Lea Close, Sinfin Derby, DE24 9PB

welcome to

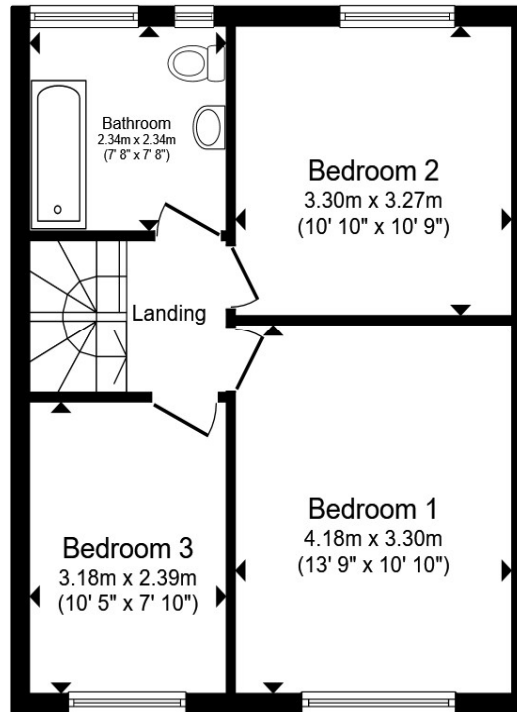
Briar Lea Close, Sinfin Derby

A stylish and well-maintained three-bedroom semi-detached home in a quiet Sinfin location, offering bright living spaces, a modern kitchen/diner, generous garden and driveway parking, close to schools, shops and major road links.





Ground Floor



First Floor

Dining Room

16' 4" MAX x 7' 9" MAX (4.98m MAX x 2.36m MAX)

Lounge

16' 6" MAX x 10' 6" MAX (5.03m MAX x 3.20m MAX)

Kitchen/Diner

18' 10" MAX x 7' 6" MAX (5.74m MAX x 2.29m MAX)

Bedroom 1

13' 9" MAX x 10' 10" MAX (4.19m MAX x 3.30m MAX)

Bedroom 2

10' 10" MAX x 10' 9" MAX (3.30m MAX x 3.28m MAX)

Bedroom 3

10' 5" MAX x 7' 10" MAX (3.17m MAX x 2.39m MAX)

Bathroom

7' 6" MAX x 7' 6" MAX (2.29m MAX x 2.29m MAX)

Total floor area 91.9 m² (989 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Briar Lea Close, Sinfin, Derby

- Three-bedroom semi-detached family home
- Bright lounge with gas fire and separate dining room
- Contemporary kitchen/diner with integrated appliances
- Patio doors leading to a generous private rear garden
- Two double bedrooms plus a single; fitted cupboards to all

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY121372 - 0003

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