



Larkhill Crescent
Sinfin

Offers Over £150,000



Larkhill Crescent

Sinfin

This modern three/Four bedroom semi-detached family home is a great first home for a first time buyer, or an ideal family home.

Larkhill Crescent is situated in a quiet residential area of Sinfin and the property is in a great location being near the end of the cul-de-sac. This spacious family home has a family bathroom and three double bedrooms to the first floor with a kitchen, living room and a family room or a fourth bedroom to the ground floor of the property. There is a low maintenance and very private garden and a driveway with space for up to three vehicles.

Porch

When entering the property from the uPVC double glazed door, there is a uPVC double glazed window to the side and laminated flooring.

Living Room

The spacious living room has a large uPVC double glazed window with doors leading to the kitchen to the other end of the room. There is a beautiful white wood effect laminate flooring, television and phone sockets, an electric fire and a radiator.

Kitchen

With the white wood effect laminate flooring continuing from the living room to the kitchen there are two large windows and a door leading out to the back garden, this kitchen has space for a dining table, the essential kitchen appliance's such as a washing machine and a fridge freezer and there is a gas hob with an electric oven.

Family Room/Bedroom Four

With a uPVC double glazed window to the front, an electric fire, white laminate flooring and a radiator.

WC

With a hand basin and toilet.



Bedroom One
Having space for a double bed, there is laminate flooring, a large uPVC double glazed window and a radiator.

Bedroom Two
With a uPVC double glazed window to the rear, there is laminate flooring, a radiator and space for a double bed.

Bedroom Three
Having space for a double bed, there is laminate flooring, a uPVC double glazed window and a radiator.

Bathroom
Having a three piece suite with an overhead shower, there is an airing cupboard, a heated chrome towel rail, two uPVC double glazed windows and lino flooring.

Garden
The garden is a very private area which has a patio space from outside the kitchen door with a good sized lawn area. There is a storage shed to the back of the garden allowing plenty of space for storage. The east facing garden has an outside tap and power socket and there is also access to the driveway from the gate.

Outside
To the front of the property the driveway has space to park up to three vehicles as well as there being extra space to park on the street for family or friends who visit.

Local Area
Larkhill Crescent is situated in a great area for all of the everyday essentials. Within a couple of minutes drive from the property there is access to Redwood Primary School, Sinfin Park, the local supermarket and shops on Grampian Way as well as the shops and amenities on Sinfin Lane.

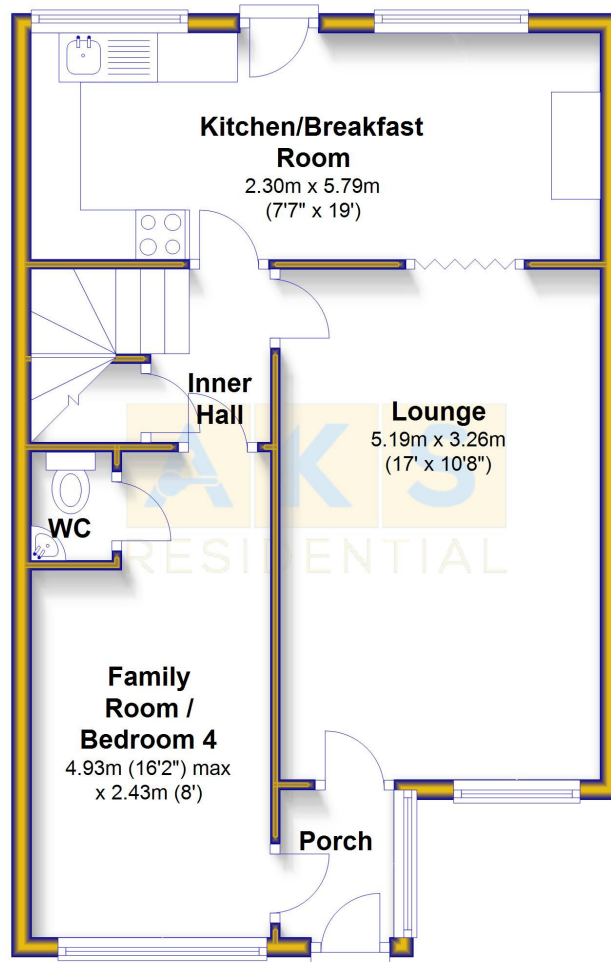


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		85
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

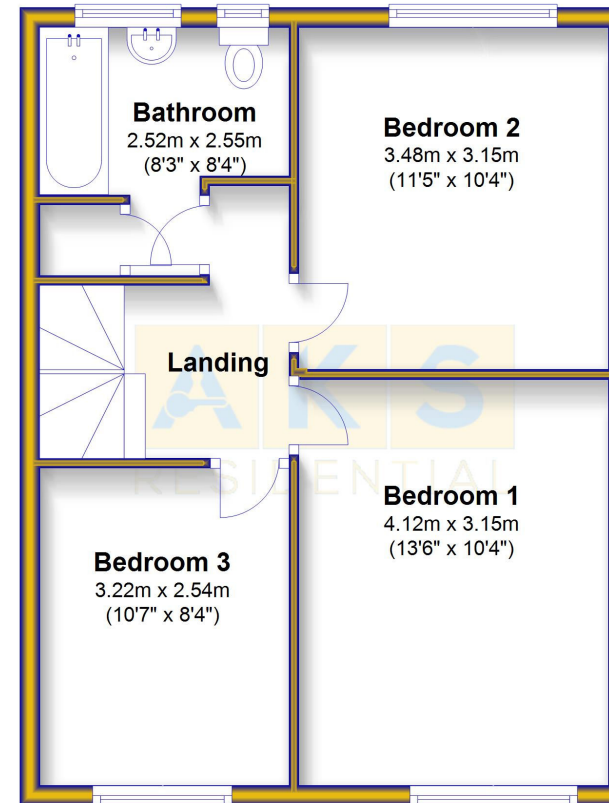
Ground Floor

Approx. 49.9 sq. metres (536.7 sq. feet)



First Floor

Approx. 44.6 sq. metres (479.8 sq. feet)



Total area: approx. 94.4 sq. metres (1016.6 sq. feet)

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