



**Sunart Close, Sinfin, Derby**

**£1,200 PCM**



## Key Features

- Semi Detached House
- 3 Bedrooms
- Part Furnished
- Modern Kitchen & Bathroom
- Private Rear Garden
- Driveway Parking
- Available 11th May 2026
- EPC rating D





A well-presented three-bedroom semi-detached home offering generous living space, a large driveway, and a private rear garden, ideally suited to families or professional tenants.

The property benefits from a bright entrance porch leading into a welcoming hallway, with a spacious full-length living and dining room providing excellent natural light and direct access to the rear garden via patio doors. The kitchen is fitted with a range of units and appliances, offering a practical and functional layout.

Upstairs, there are three bedrooms including a large principal bedroom with fitted wardrobes, a second double bedroom, and a good-sized single bedroom suitable as a child's room, guest room, or home office.

Externally, the property boasts a substantial block-paved driveway providing ample off-road parking, along with a private enclosed rear garden mainly laid to lawn with a patio area.

A well-proportioned home in a convenient setting, ready for immediate occupation.



### External Front

The property benefits from a large block-paved driveway providing ample off-road parking for multiple vehicles, with a neat frontage and pathway leading to the entrance porch.

### Porch

Enclosed porch area with built-in storage, ideal for coats and shoes.

### Hallway

Welcoming entrance hallway with access to main living areas and stairs to the first floor.

### Living Room / Dining Room

Spacious dual-aspect reception room with ample space for both lounge and dining areas. Patio doors provide direct access to the rear garden.

### WC

Compact and practical WC fitted with a low-level toilet and hand wash basin, ideal for guests and everyday convenience.

### Kitchen

Fitted kitchen with a range of wall and base units, worktops, and integrated gas hob and oven. Access through to the rear garden.

### Rear Garden

A private, enclosed garden mainly laid to lawn with a patio seating area, ideal for relaxing or entertaining. A large shed included for additional storage.



### Bedroom 1

A generous double bedroom featuring extensive fitted wardrobes, Queen bed & mattress, and built-in storage, maximising space and functionality.

### Bedroom 2

A well-proportioned double bedroom with a large window overlooking the rear garden. Includes a feature wall adding character.

### Bedroom 3

A good-sized single bedroom, ideal as a child's bedroom, home office, or additional storage/dressing room.

### Bathroom

Modern bathroom fitted with a white suite including bath with overhead shower and glass screen, wash basin with vanity storage, WC, and contemporary tiled walls.

### Disclaimer

All property details, photographs and floorplans are for guidance only and may be subject to change. Items shown in photos may vary depending on availability and condition at the start of a tenancy. Prospective tenants are advised to confirm the specifics of the property on application. All tenancies are subject to referencing and contract.





