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Myers Close
Sinfin, Derby
£200,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



NO CHAIN – A beautifully presented two-bedroom semi-detached bungalow, located in a charming cul-de-sac off The Chase, within the ever-popular suburb of Sinfín. Conveniently positioned for excellent local shops and amenities at the nearby Asda district centre, and offering easy access to the Rolls-Royce main site. This property has been maintained to a high standard and provides ready-to-move-in accommodation that must be viewed to be fully appreciated.

The bungalow benefits from a gas central heating system with a combination boiler and uPVC double glazing. In brief, the accommodation comprises an entrance hallway leading to a spacious lounge/dining room, a well-appointed fitted kitchen, two double bedrooms, and a modern wet room.

Externally, there is a front garden and a driveway to the side, providing access to a detached single garage. To the rear, there is a south-west facing landscaped garden with a patio and raised lawn area.





The Detail

A composite panelled entrance door with matching side panel opens into a welcoming hallway with oak-effect flooring, providing access to two generous double bedrooms, a contemporary wet room, and a spacious living/dining room. Loft access and a smoke alarm are conveniently located in the hallway.

The spacious lounge/dining area is bright and airy, featuring oak-effect flooring and uPVC double-glazed French doors with side panels that open onto the south-west facing rear garden. The modern kitchen, accessible via a glass panel door from the living/dining room, is fitted with white high-gloss units, wood-effect work surfaces, gas hob with stainless steel splashback, slimline dishwasher, and space for a washing machine. A side-facing door provides direct garden access. The two double bedrooms have windows to the front elevation, while the wet room is fully tiled with a two-piece suite and mains-fed shower.

Externally, the property boasts a lawned fore garden, a driveway to the side leading to a detached garage, and a private and enclosed rear garden with patio and raised lawn.







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The Location

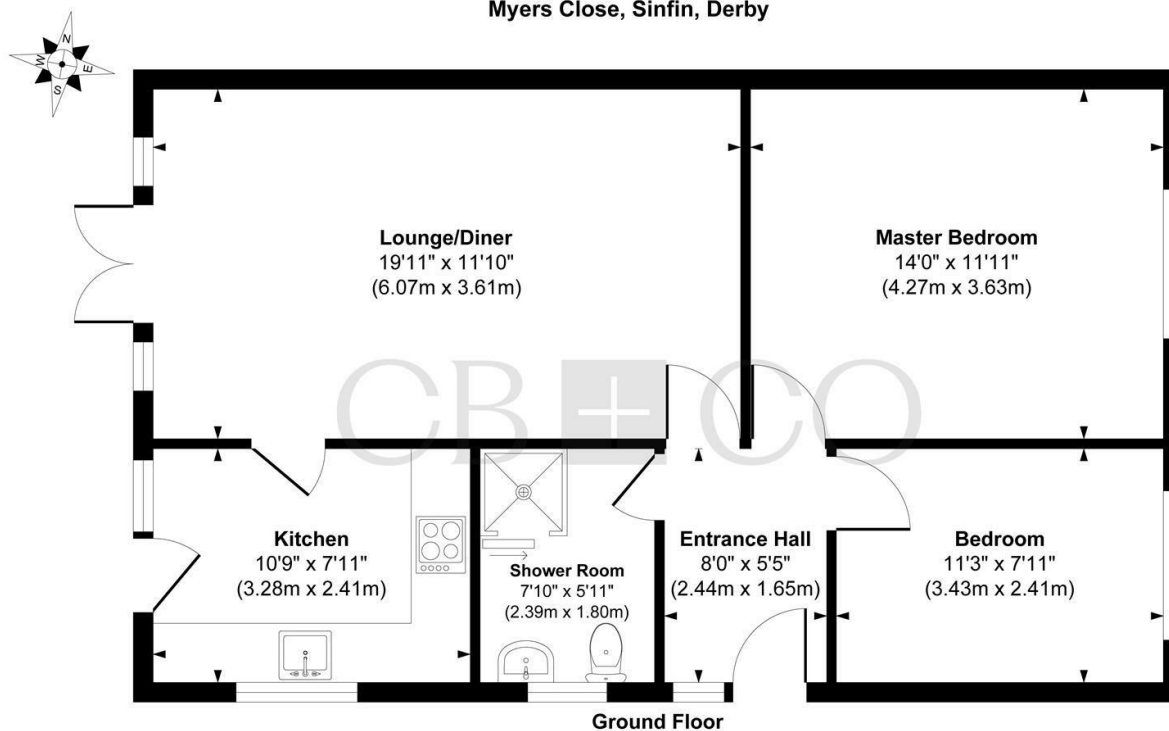
Sinfin is a well-established and convenient residential area, valued for its balance of everyday amenities and accessibility. The property is particularly well positioned for those working at Rolls-Royce, with straightforward routes connecting to the site and surrounding business hubs. A selection of nearby schools caters for a range of ages, making the area a practical choice for families.

Everyday shopping needs are well served by the retail park on Osmaston Road, which includes a supermarket alongside stores such as B&Q, providing ease for both weekly essentials and home projects. For leisure and fitness, Moorways Sports Village offers swimming, gym facilities, and family-friendly activities.

Beyond the immediate conveniences, residents can enjoy access to nearby countryside and canal-side walks, offering a welcome contrast to daily routines and opportunities for outdoor relaxation.







Approx. Gross Internal Floor Area 687 sq. ft / 63.82 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Well Presented Two Bedroom Semi-Detached Bunaglow
- Recently Redecorated - Ready to Move Into
- Delightful Cul-de-Sac Position Off the Chase
- Entrance Hallway, Spacious Lounge Dining Room & Well Appointed Kitchen
- Two Double Bedrooms & Wet Room
- Front Garden, Driveway & Detached Single Garage
- South West Facing Enclosed Rear Garden
- Close to Excellent Local Amenities at the Local Asda District Centre
- Easy Access to Rolls-Royce Main Site
- No Chain Involved

Size

Approx 687.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

B

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Let's *Talk*

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