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Maree Close
Sinfin, Derby
£245,000



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



SPACIOUS BUNGALOW – A well-presented and particularly spacious three-bedroom semi-detached bungalow, situated at the end of a quiet cul-de-sac. The property is conveniently located for excellent local shops and amenities at the nearby Asda district centre, and offers easy access to the Rolls-Royce main site.

The bungalow benefits from gas central heating 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, a single bedroom, and a shower 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 private, enclosed garden featuring a block-paved patio, lawn, and a timber-framed shed.





The Detail

Accessed via a side double glazed entrance door, the property opens into a welcoming hallway that provides access to all rooms and also offers a double glazed door leading to the rear garden.

A generous cloaks cupboard, loft access, and glazed internal doors offer both useful storage and natural light, leading through to the main living spaces.

The spacious living/dining room offers a comfortable setting for everyday living and entertaining, complete with an Adams-style fireplace and bay window to the front. Sliding patio doors extend the space outdoors offering access to the rear garden and block paved patio area.

The fitted kitchen features a range of oak-effect units, integrated Bosch oven and hob, and ample space for additional appliances, with windows to both the front and side elevations ensuring a bright and functional workspace.

Three well-proportioned bedrooms are served by a modern, fully tiled shower room with a walk-in shower and contemporary fittings.

Outside, the property enjoys a desirable corner plot position at the end of a cul-de-sac, with a block-paved driveway leading to a detached garage. The rear garden is thoughtfully arranged with patio seating, lawn, and decorative slate areas, offering a private and enclosed rear garden with a timber framed shed.







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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.

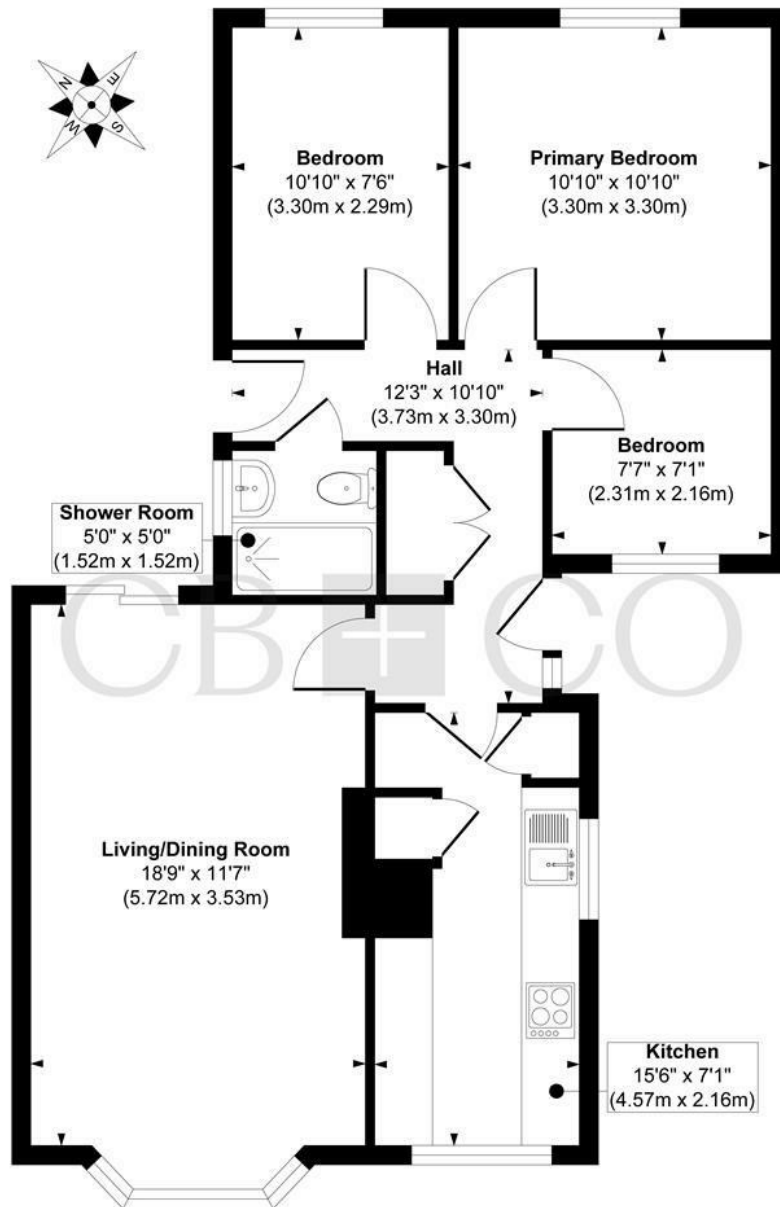
Beyond the immediate conveniences, residents can enjoy access to nearby countryside and canal-side walks, offering a welcome contrast to daily routines and opportunities for outdoor relaxation.







Maree Close, Sinfin, Derby



Floor Plan

Approx. Gross Internal Floor Area 719 sq. ft / 66.79 sq. m

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

Produced by Elements Property

The Particulars

- Spacious Three Bedroom Semi-Detached Bungalow
- Well Presented & Versatile Layout
- Delightful End of Cul-de-Sac Position
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, Spacious Living Dining Room & Kitchen
- Three Bedrooms & Shower Room
- Driveway, Detached Garage & Landscaped Rear Garden
- Close to Excellent Local Shops & Amenities at Local Asda District Centre
- Easy Access to Rolls-Royce Main Store
- No Chain Involved

Size

Approx 896.32 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

B

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Let's *Talk*

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