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Sunart Close
Sinfin, Derby
£245,000

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GENEROUS CORNER PLOT POSITION IN QUIET CUL-DE-SAC LOCATION – A beautifully maintained three bedroom semi-detached home with SOLAR PANELS, positioned on this generous corner plot at the head of this quiet cul-de-sac location off Farmlands Lane. This property would be ideally suited to first time buyer, young family or professional couple and is conveniently located close to excellent local amenities and within easy access of Rolls-Royce main site.

The accommodation has been beautifully maintained throughout and features: entrance porch, hallway, spacious lounge dining room and a well appointed fitted kitchen. Upstairs, the first floor landing leads to three well proportioned bedrooms and a contemporary bathroom.

Outside, the property stands in this end of cul-de-sac location with a block paved driveway and single detached garage. There is a most deceptive and generous corner plot rear garden with large paved patio and lawned area.





The Detail

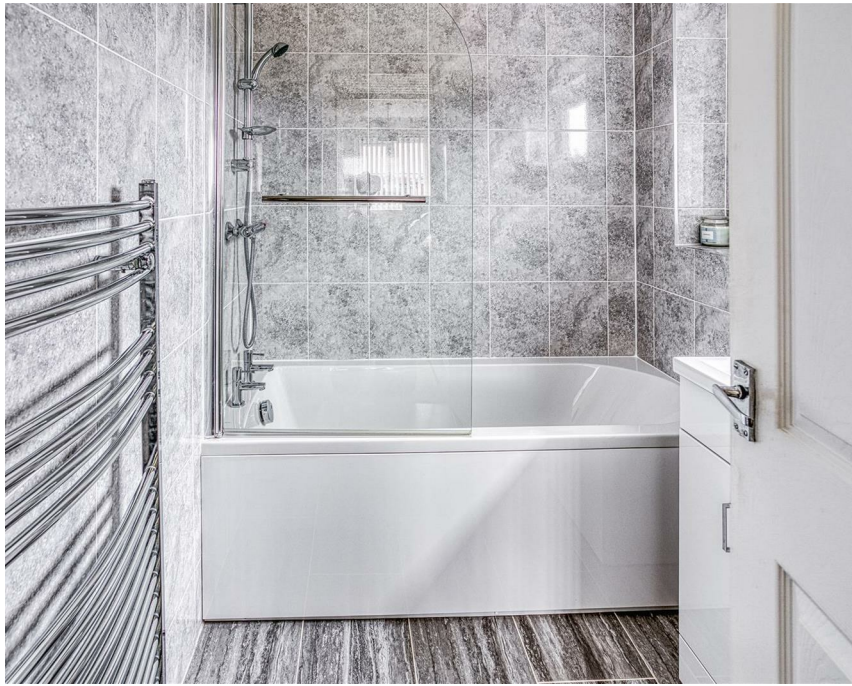
This beautifully maintained semi-detached property offers well-planned accommodation arranged over two floors, complemented by modern updates and generous outdoor space. The property benefits from solar panels, uPVC double glazing, and a Vaillant combination boiler with gas central heating.

An entrance porch leads into a welcoming hallway with wood-effect laminate flooring and a digital thermostat. A glass-panelled door opens into the spacious lounge/dining room, featuring a fireplace with marble hearth and dual-aspect windows. The well-appointed kitchen is fitted with cream panelled units, integrated appliances including an electric oven and gas hob, and tiled splashbacks. Windows to the side and rear elevations provide natural light, and a rear door gives direct access to the garden.

Upstairs, there are three well-proportioned bedrooms and a stylish, contemporary bathroom fitted with a white suite, vanity unit, chrome mains shower, and grey marble-effect tiling. The primary bedroom is a generously sized, front-facing double, while the second bedroom is a double at the rear. The third bedroom is a spacious single, also front-facing.



Outside, the property features a block-paved driveway leading to a single detached garage. The deceptively generous, enclosed rear garden includes a large patio area, a sizeable lawn, and is bordered by conifer trees and fence panels for privacy.





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The Location

Located in the residential area of Sinfin, this property benefits from convenient access to a range of local amenities. The nearby Sinfin District Centre offers a variety of shops, including a major supermarket, a post office, and a health centre.

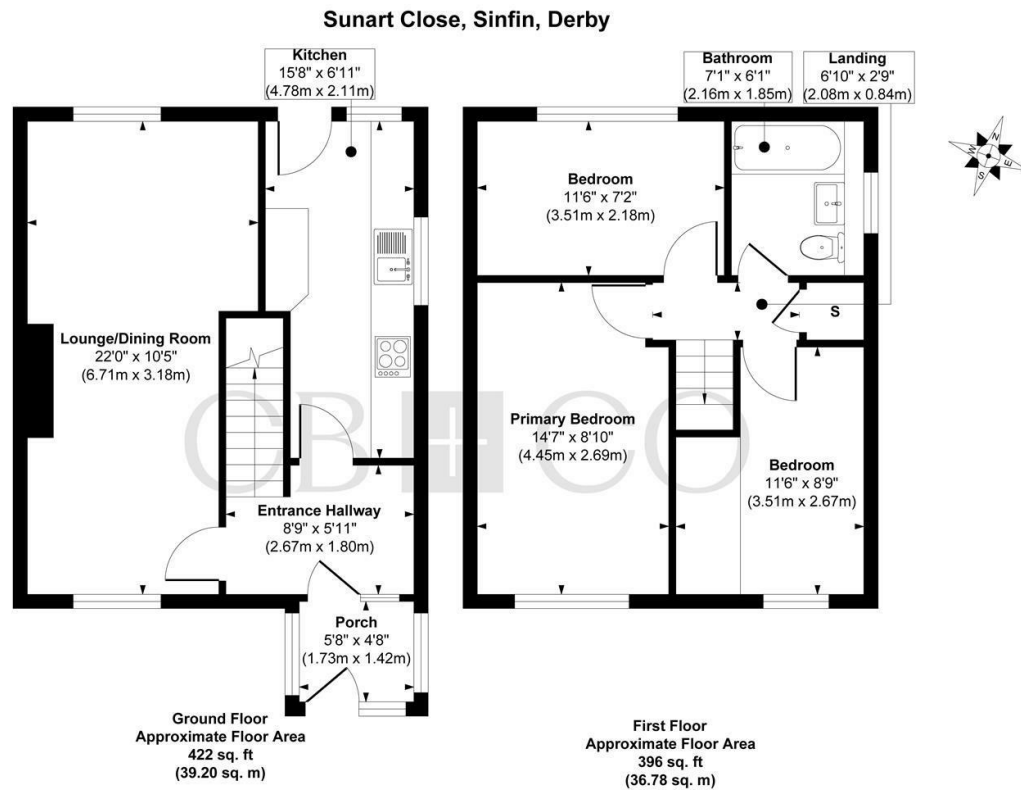
The area is also home to Rolls-Royce's main site, one of the region's key employers. Excellent transport links provide easy access to Derby city centre and surrounding areas, with major routes such as the A38 and A50 connecting to the M1, the wider motorway network, and East Midlands Airport.

For leisure, the picturesque Stenson Marina—set along the Trent & Mersey Canal—is just a short drive away. Sinfin Golf Course offers a relaxing setting for a round of golf, while the nearby Moorways Sports Village and Water Park boasts a wide range of fitness and family facilities, including swimming pools and gym.









Approx. Gross Internal Floor Area 818 sq. ft / 75.98 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

The Particulars

- Well Presented Three Bedroom Semi-Detached Home
- Delightful Cul-de-Sac Position - Generous Corner Plot
- Potential for Extension (Subject to Planning Consent)
- Solar Panels, Gas Central Heating & Double Glazing
- Porch, Entrance Hallway & Fitted Kitchen
- Spacious Lounge Dining Room
- Three Well Proportioned Bedrooms & Contemporary Bathroom
- Block Paved Driveway & Single Detached Garage
- Close to Rolls-Royce Main Site & Excellent Local Amenities
- Close to Open Countryside - Stenson Marina & Canal Side Walks

Size

Approx 818.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

B

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Let's *Talk*

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