



LINKS CLOSE, SINFIN, DERBY

PRICE £220,000

3 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO LINKS CLOSE

Positioned within a quiet cul-de-sac, Links Close presents a beautifully upgraded three-bedroom home offering an impressive blend of modern design, generous outdoor space, and everyday comfort. The property has been thoughtfully improved throughout, resulting in light-filled interiors finished to a high standard.

A standout dining kitchen forms the social heart of the home, opening directly onto the garden and creating an ideal setting for both entertaining and relaxed family life.

Outside, the corner plot provides excellent privacy, a rear driveway for parking along with a garage, enhancing the sense of space rarely found with homes of this type. An ideal choice for first time buyers and young families seeking a stylish, well-proportioned home.

THE DETAIL

The Detail

This impressive home has been the subject of a comprehensive upgrade programme, resulting in a stylish and practical living space finished to a consistently high standard. High quality tiled flooring runs throughout the ground floor, setting a contemporary tone from the moment you step inside. The sitting room is well proportioned and thoughtfully arranged, featuring integrated media points, LED downlighters, and a pleasant outlook to the front. To the rear, the superior dining kitchen has been expertly refitted with quality wall and base units, granite working surfaces, and a breakfast bar, creating a versatile space suited to both everyday living and entertaining. French doors provide direct access to the garden and allow natural light to flow through the space.

To the first floor are three well-presented bedrooms, each finished with modern décor and practical proportions. The accommodation is completed by a luxury shower room fitted with a contemporary suite, rainfall shower, vanity storage, and quality tiling throughout.

Outside, the property occupies a generous mature plot positioned at the head of a quiet cul-de-sac. To the front is a block paved forecourt, while gated side access leads to the rear garden. The garden itself is arranged with two lawned areas and patio seating, framed by established planting and offering a good degree of privacy. A rear driveway provides access to a brick-built garage, which is fitted with power and lighting, adding further practicality to this well-balanced home

CB+CO





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.

AML Verification:

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.



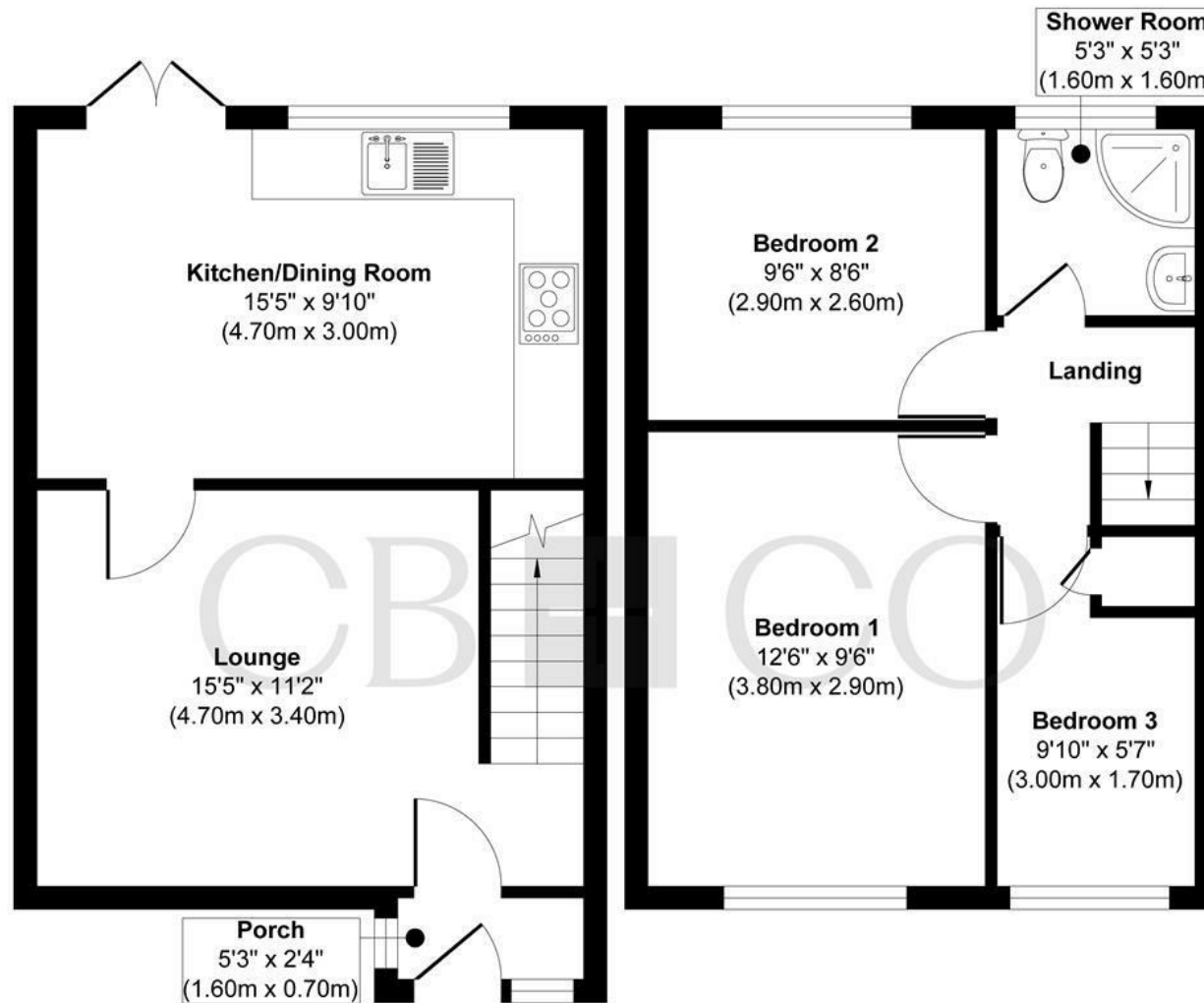








Links Close



Ground Floor
Approximate Floor Area
342 sq. ft
(31.83 sq. m)

First Floor
Approximate Floor Area
328 sq. ft
(30.55 sq. m)

Approx. Gross Internal Floor Area 670 sq. ft / 62.38 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

sq ft

EPC RATING

C

COUNCIL TAX BAND

B

- High Specification Semi Detached Property
- Three Bedrooms
- Head Of Cul-de-sac Position
- Impressive Kitchen Diner With Breakfast Bar
- Spacious Lounge With Recessed Lighting
- Quality Modern Shower Room
- Rear Driveway, Brick Garage
- Good Sized Garden With Lawn And Patio
- Close To Rolls Royce
- Ideal First Time Buy

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
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