

CURRAN  
BIRDS  
+ CO

Sinfin Moor Lane, DE73 5SQ  
£290,000



CURRAN BIRDS + CO

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



**SPACIOUS THREE-STOREY TOWNHOUSE WITH FLEXIBLE LIVING –** Positioned on the edge of the development on Sinfin Moor Lane, this generously proportioned three/four-bedroom townhouse offers versatile accommodation arranged across three floors, making it ideal for modern family living. The property is immaculately presented and beautifully maintained throughout, creating a home that is ready to move straight into.

The property features a thoughtfully designed layout, including a well-appointed kitchen that opens into a dining room with French doors leading directly to the garden, creating an ideal space for both everyday living and entertaining. A spacious first-floor lounge with a Juliet balcony provides an inviting living area filled with natural light.

The home offers excellent flexibility with multiple bedrooms, two en-suite shower rooms, a family bathroom and a convenient ground floor WC, ensuring practicality for growing families or those needing adaptable living space.

Outside, the property benefits from landscaped gardens and rear parking, further enhancing this attractive home.





### The Detail

The property is approached via a landscaped front garden, with a pathway leading to the entrance hallway where attractive grey wood-grain flooring continues through into the kitchen. The hallway also provides access to a convenient ground floor WC and a useful understairs storage cupboard.

The kitchen is fitted with a stylish range of high-gloss wall and base units, complemented by additional worktop space and storage. Integrated appliances include an electric oven, gas hob with cooker hood and stainless steel sink, together with plumbing for laundry appliances. The kitchen opens through to the dining room, creating a bright and sociable space featuring recessed lighting, a rear-facing window and French doors that lead out to the garden.

To the first floor is a spacious lounge overlooking the rear garden, enhanced by a Juliet balcony that allows plenty of natural light to fill the room. This floor also hosts the generous principal bedroom, which benefits from its own en-suite shower room.

The second floor offers further flexible accommodation comprising three additional bedrooms, one of which enjoys its own en-suite, alongside a family bathroom fitted with a modern three-piece suite. A spacious landing area provides additional practical space and is currently utilised for book storage, while the overall layout of the home lends itself well to those seeking space for home working.

Outside, the landscaped rear garden provides an attractive outdoor space with a patio area, lawn, planting borders and a garden shed. An additional garden section to the side of the property further enhances the outdoor space. Gated access leads to parking spaces at the rear, while the home itself enjoys a quiet position on the edge of the estate.







CURRAN BIRDS + CO

## The Location

Sinfin Moor Lane in Chellaston offers a convenient setting for everyday living, combining a residential feel with excellent access to local amenities. The area is particularly popular with families thanks to a selection of well-regarded schools nearby, along with parks and open green spaces ideal for walking and outdoor recreation.

Chellaston itself provides a wide range of local conveniences including supermarkets, cafés, pubs and restaurants, creating a lively village-style atmosphere where most daily needs are close at hand. Nearby Elvaston Castle Country Park offers expansive grounds, woodland walks and cycling routes, providing a fantastic outdoor escape just a short distance away.

The property is also well positioned for commuters, with easy access to Derby city centre, the A50 and major employers such as Rolls-Royce, Toyota and the Royal Derby Hospital, making it a practical and well-connected place to call home.







## The Particulars

- Spacious Four Bedroom Three Storey Townhouse
- Quiet Edge Of Development Position With Landscaped Front Garden
- Entrance Hallway With Storage And Ground Floor WC
- Modern High Gloss Kitchen With Integrated Appliances
- Dining Room With French Doors To The Rear Garden
- First Floor Lounge With Juliet Balcony
- Family Bathroom And Two En-suites
- Landscaped Gardens To Front And Rear
- Gated Rear Access To Private Parking Spaces
- Popular Chellaston Location Close To Schools And Amenities

### Size

Approx 1290.00 sq ft

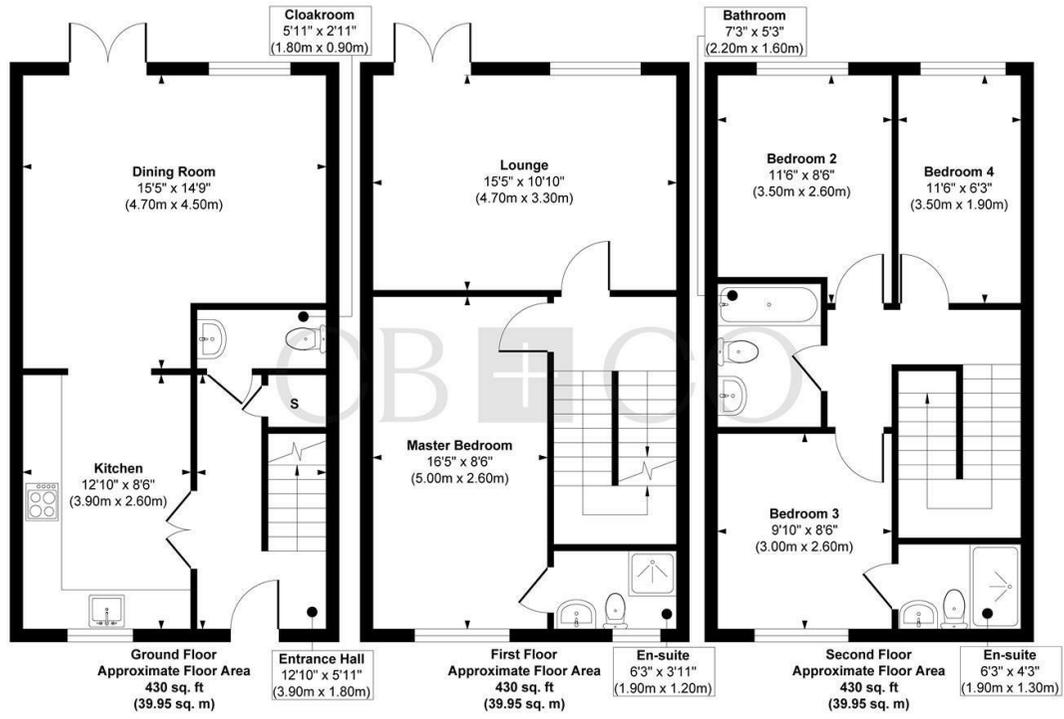
Energy Performance Certificate (EPC)

Rating C

Council Tax Band

C

### Sinfín Moor Lane



Approx. Gross Internal Floor Area 1290 sq. ft / 119.85 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

# CURRAN BIRDS + CO

*Let's Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved