

Orkney Close

Sinfin, Derby, DE24 3LW

John German



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£190,000

Turn key home, perfect for first time buyer/professional couple. Modern layout, well decorated with quality flooring & carpets throughout, uPVC double glazing & central heating. Great cul-de-sac location close to a superb range of walkable local amenities & within easy reach of major commuter routes.

This lovely end town house has a spacious double width block paved driveway to the front of the property, allowing convenient side by side parking and giving access to the front entrance door with a storm canopy over.

The spacious lounge overlooks the front elevation with a box bay window, wood effect flooring, ceiling spotlights, stairs to the first floor and a part glazed internal door to the kitchen. The dining kitchen has been fully refitted with "cashmere" high gloss base and eye level units with under unit lighting, wood effect worksurfaces, tiled splashbacks, inset stainless steel sink unit with mixer tap, window to the rear, space for washing machine, built-in electric oven, four ring gas hob with extractor hood over and concealed central heating boiler. There is a spacious dining area with UPVC double glazed French doors opening out onto the rear garden, wood effect flooring and ceiling spotlighting.

On the first floor, stairs rise to the first floor landing with quality neutral carpeting and doors leading off to bedrooms and bathroom. Bedrooms one and two are double rooms both with quality natural carpeting and windows. The modern bathroom completes the internal accommodation comprising low flush WC, pedestal wash basin and a panelled bath with shower over and glass screen, tiling to splashbacks, wall mounted mirror fronted medicine cabinet, window to the side, built-in over stairs cupboard, wood effect flooring and ceiling spotlighting.

To the rear of the property is a good sized, partly walled garden which is west facing and gets the sun throughout the majority of the day. There is a spacious paved patio area adjacent to the rear of the property that extends along the side of the property with gated access to the front. The remainder of the garden is laid to lawn with an ornamental border and a pathway leading to a timber garden shed.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/11102023

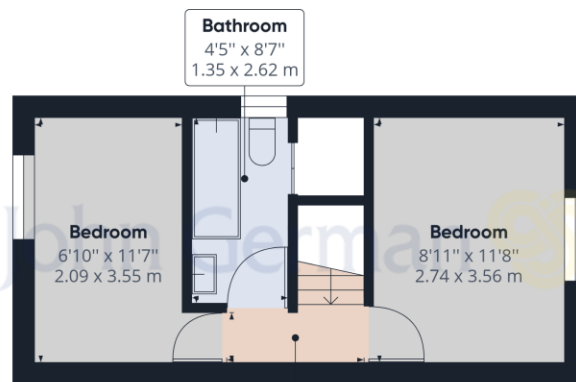
Local Authority/Tax Band: Derby City Council / Tax Band B







Ground Floor



Floor 1

John German 

Approximate total area⁽¹⁾

545.24 ft²
50.65 m²

Reduced headroom

6.89 ft²
0.64 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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