

Willowherb Close

Sinfin, Derby, DE24 3LA

John German





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£290,000

Modern family home having been much improved by the current owners with a lovely open plan living space featuring a rear facing bay window with window seat/day bed and French doors opening out onto the immaculate landscaped garden with its lovely canopied deck.



The area is popular with families with shops and schools all within walking distance with great local transport and easy access to major commuter routes.

Entrance to the property is via an entrance hall with doors leading off to the ground floor living spaces, stairs rise to the first floor and a tiled floor with underfloor heating. There is a ground floor cloaks/WC located off the hallway and fitted with a two piece suite comprising low flush WC and a hand wash basin with storage beneath, radiator. The kitchen sits to the front of the property and is fitted with a range of modern base and eye level units, roll edge worksurfaces, inset stainless steel sink unit, tiled splashbacks, space for dishwasher and an American style fridge freezer, built-in oven with four ring gas hob and a matching chimney extractor hood over. To the rear of the property is a lovely open plan lounge diner with polished wood floors. The lounge area features built-in storage and a bay window with a built-in daybed/window seat with more built-in storage beneath, vertical radiator. The spacious dining area has French doors opening out onto the rear garden, radiator. The ground floor bedroom has been converted from the integral garage and overlooks the front elevation, the room could be used for a range of different purposes if required. There is plenty of built-in storage cupboards one of which cleverly houses the washing machine, central heating radiator.

On the first floor landing doors lead off to the bedrooms and bathroom, there is a window to the side and a built-in cupboard with power inside and currently housing the tumble dryer. The master bedroom has two sets of mirror fronted wardrobes, window to the front and central heating radiator. Ensuite shower room fitted with a three piece suite comprising shower, low flush WC and pedestal wash basin, tiled splashbacks and window to the side. There are two further bedrooms with windows to the rear and central heating radiators.

Outside the property is set back from the road behind a patterned concrete driveway providing off road parking for three/four cars and the patterned concrete extends to form a pathway along the side of the property with gated access. The rear garden has been landscaped with a paved patio area adjacent to the rear of the property that leads onto a PVC decked seating area with a steel framed canopy over. There is a low ornamental wall with steps down to the lawn with raised planters on either side, two metal garden sheds providing great storage and there is also a bark covered play area.

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

Property construction: Brick. **Parking:** Drive.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

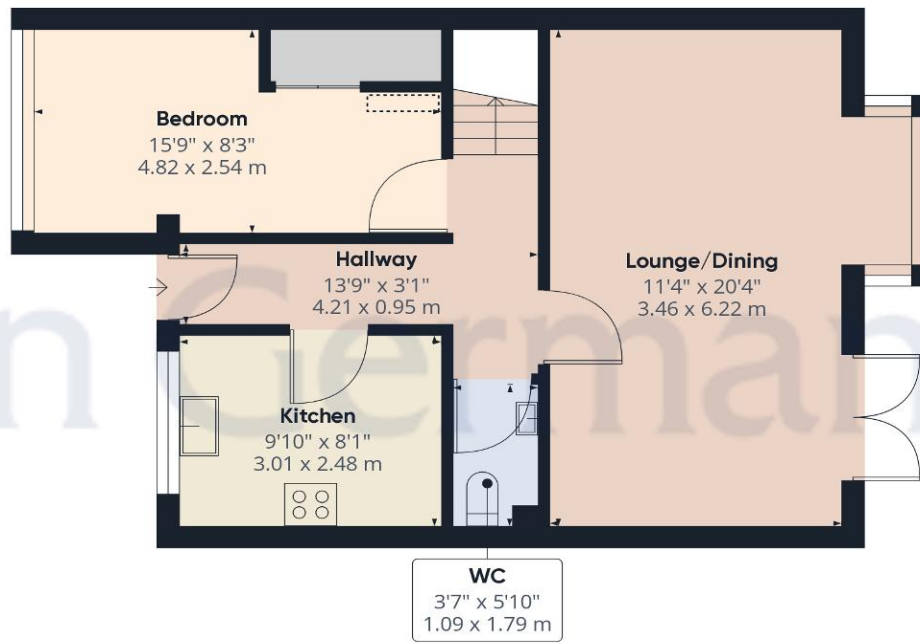
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derby.gov.uk

Our Ref: JGA/23042024

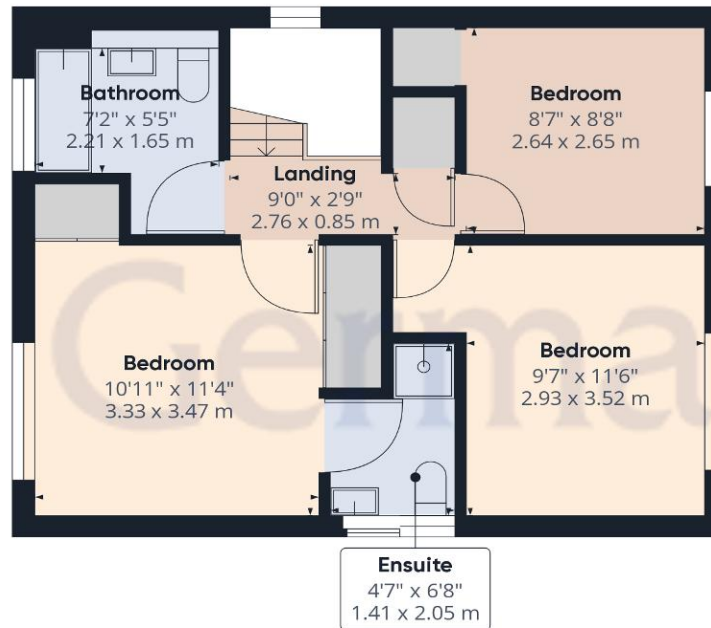
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1048.68 ft²
97.43 m²

Reduced headroom

2.04 ft²
0.19 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

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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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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