

Hamblin Crescent

Sinfin, Derby, DE24 9PL



Extremely flexible home refurbished to a stylish contemporary design perfect for a young family. With open plan living, neutral décor and modern fittings. Also suitable for anyone with mobility issues with provision incorporated into the scheme.

£250,000



John German

Located at the head of a cul-de-sac and backing onto Derby Golf Course. Sinfon has a great range of local amenities with its own shopping centre offering a range of local independent shops as well as an Asda Supermarket. There are a range of schools nearby for children of all ages and plenty of local employment with Industrial parks and Rolls Royce's Victory Road site with-in easy cycling distance. There is a regular bus service and easy access into the city centre and onto the A50/A38 & M1.

Entrance to the property is via an enclosed porch with a glazed internal door leading into the main hallway with wood effect laminate flooring and a built-in cloaks storage cupboard. There is a second useful storage cupboard housing a combination boiler installed 08- 2024 serving the central heating and hot water systems, located off bedroom 2.

The bedrooms are all located towards the front of the property and are excellent sizes with newly fitted carpets. The modern wet room has non slip flooring, skylight, chrome heated towel radiator, a low flush WC, vanity washbasin with storage beneath and a walk-in shower area with shower drain, glass screen and a rain fall shower head and a hand shower attachment.

The main living area sits across the full width of the property with windows overlooking the rear garden and French doors leading through into the conservatory. This lovely open plan area has been well thought out with plenty of living and dining space with feature fireplace.

Fully refitted kitchen comprising sleek base and eye level units with roll edge worksurfaces extending to form a peninsular breakfast bar, patterned tiled splashbacks, inset stainless steel one and a half bowl sink unit with mixer tap, built-in oven, four ring hob and a brushed aluminium extractor hood over.

The large conservatory provides a great extension to the living area with views over the rear garden and French doors opening onto the rear patio.

Outside the property is set back from the road behind a driveway and a lawned front garden which offers potential for further parking if required. Gated access along the side of the property leads to a very private fully enclosed rear garden with an extensive paved patio area stepping down to a well kept lawn and a second paved seating area.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Off street

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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

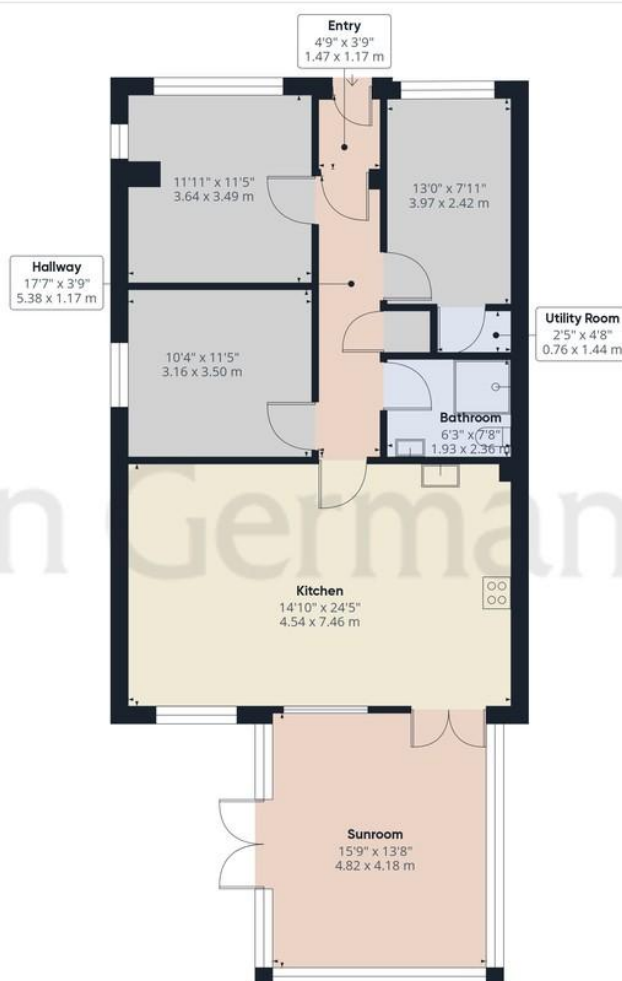
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA11112024

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Approximate total area^m
1100.39 ft²
102.23 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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