

# Hobkirk Drive, Sinfin

aksresidential.com

£195,000



This property at a glance:



1



2



1



2



D



Watch the video





# Hobkirk Drive, Sinfen



## Sam says:

*"This home has some great hidden extra's! The living/dining room is a modern, bright and inviting space with large sliding doors and stylish media wall. The TV is custom fit to the space and can be left in place if you'd like! There are also integrated spotlights too, making this a real focal point of the room. The living/dining area has plenty of room for a large sofa as well as a 4 seater table. The light flows through into this area from the rear of the property through the sliding doors, overlooking the beautiful garden. The modern kitchen is located at the front of the house, newly refurbished only 2 years ago with a clean white gloss finish, integrated appliances and even a built in boiling water tap meaning you don't need to clog the worktops with a kettle! Upstairs, the master bedroom is located at the front of the house with a large window allow the light to flow in, there is plenty of room for a double bed as well as storage. The second bedroom is a good size too, with plenty of space for a single bed and storage. The family bathroom has everything you would need, including a shower over the bath. The current owners have made great use of the garden space, with the pergola from the back of the house creating a cosy undercover seated area, the artificial grass making it easy to maintain, the patio suntrap at the back, the large sheds for storing all your outdoor bits as well as an area sectioned off to the side of the house which is currently being used for the dogs. This really is a great space, and what makes it better is there is nothing behind the home, other than the primary school field!"*



[aksresidential.com](https://aksresidential.com)

# Hobkirk Drive, Sinfin



## Did you spot...

This great 2 bed property is for sale with no upward chain



## A message from the seller:

*"I've been living in the property for 10 years years, myself and my husband purchased the property in 2000, I've loved living here, we've updated the house along the way, with the media wall in the living area and a new kitchen around 2 years ago. I love my garden, I often sit under my pergola as the sun sets making it warm and cosy under there. The neighbours are all very friendly and helpful if needed we are very close to all amenities such as schools and shopping centres too".*







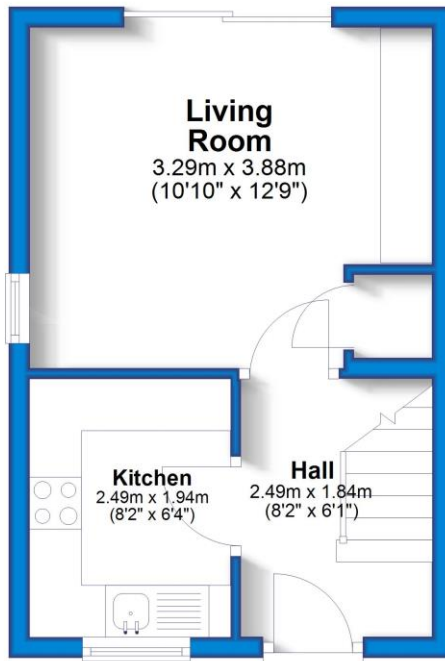
# Floor Plan



aksresidential.com

## Ground Floor

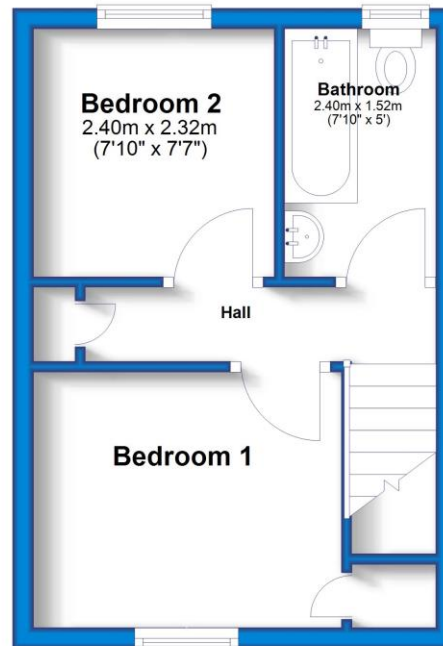
Approx. 22.9 sq. metres (246.0 sq. feet)



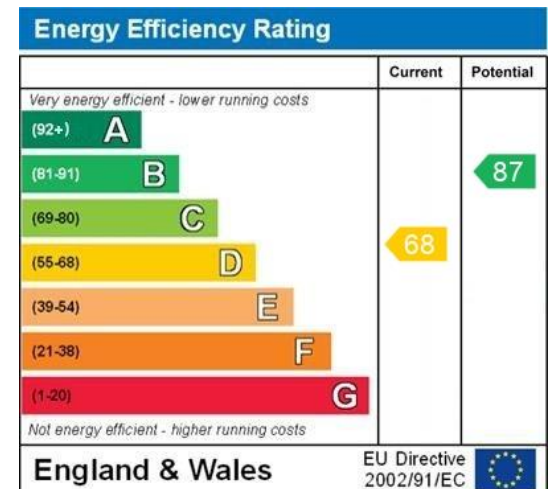
Total area: approx. 45.5 sq. metres (489.3 sq. feet)

## First Floor

Approx. 22.6 sq. metres (243.3 sq. feet)



## Energy Performance Certificate





200+ 5 star Google Reviews



## Key Features:

- QUIET CUL DE SAC LOCATION
- CLOSE TO LOCAL AMENITIES
- LARGE LIVING/DINING SPACE
- 2 GOOD SIZED BEDROOMS
- SUNTRAP GARDEN
- 2 SIDE BY SIDE PARKING SPACES
- EPC RATING D
- NO UPWARD CHAIN



## About the area:

A popular suburb of Derby, Sinfen has plenty of local amenities around from an Asda supermarket, to local shops, takeaways and easy access to the main road links. It gives easy access to the Ring Road and is a short drive from the A50 making it great for commuters. There is plenty of access to public transport links into the City Centre as well as to Royal Derby Hospital.



## Schools:

Both primary and secondary schools are within close proximity to the property as well as Sinfen Moor Park which has a park and playing fields.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call  
**01332 30 30 30**

[Click here](#) to watch the property video

