

21 Peebles Close, Sinfin, Derby, DE24 3DR

Price £299,950

Freehold



- Superbly Presented Property
- Good Size Driveway to Front
- Enclosed Rear Garden
- Entrance Hall & Fitted Guest Cloakroom
- Lounge, Dining Room & Conservatory
- Fitted Kitchen
- Three First Floor Bedrooms & Bathroom
- Principal Bedroom with En-Suite
- Recently Upgraded
- Viewing Highly Recommended





Summary

Beautifully upgraded throughout this home has benefited from extensive recent improvements including replastering, new radiators throughout and new flooring throughout the property including stylish Karndean flooring to the living room and dining room. The property also features a new bathroom and contemporary en-suite along with the newly installed UPVC double glazed windows and French doors from the kitchen to the garden. This is a superbly presented home ready to move straight into.

The property comprises entrance hall, fitted guest cloakroom, lounge, dining room, conservatory, fitted kitchen, principal bedroom with en-suite shower room, two further bedrooms and a bathroom. There is an enclosed rear garden and a lawn fore-garden with good sized driveway.

F&C

The Location

The property's location in Stenson Fields allows easy access to nearby large supermarket, neighbouring shops and good schooling at all levels. There is also easy access to Derby City centre as well as pleasant walks along the nearby canal. The property also benefits from close proximity to excellent transport links.

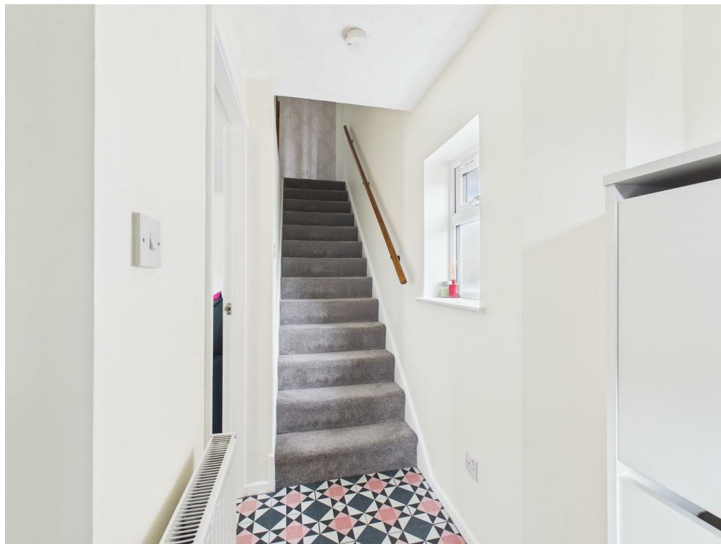
Accommodation

Ground Floor

Entrance Hall

7'9" x 3'3" (2.37 x 1.01)

A UPVC double glazed entrance door provides access to hallway with central heating radiator, stylish tile flooring and staircase to first floor.



Fitted Guest Cloakroom

4'2" x 3'3" (1.28 x 1.01)

Appointed with a low flush WC, vanity unit with wash handbasin and storage beneath, chrome towel radiator and double glazed window to front.

Spacious Lounge

16'8".265'8" (5.103.81)

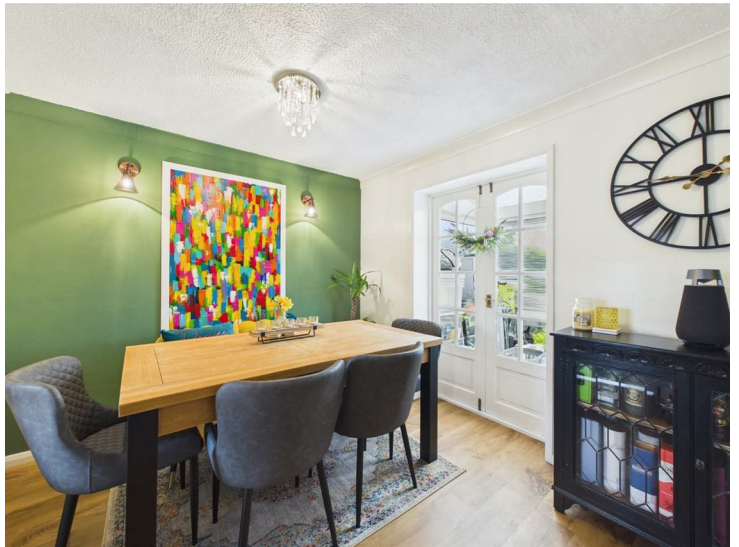
Having a central heating radiator, decorative coving, Karndean flooring, double glazed window to front and panelled and multi-pane door to dining room.



Dining Room

10'9" x 9'2" (3.28 x 2.81)

With central heating radiator, Karndean flooring, decorative coving and panelled and multi-pane door to conservatory.



Conservatory

14'5" x 6'6" (4.40 x 2.00)

Comprising UPVC double glazed windows and sliding patio door to garden.



Kitchen

11'6" x 9'0" (3.52 x 2.76)

Comprising roll edged preparation surfaces with tiled surrounds, inset one and a quarter sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, wine storage, Bosch gas hob with extractor hood over, Bosch built-in oven, appliance space suitable for substantial fridge freezer and washing machine, central heating radiator, recessed ceiling spotlighting, double glazed windows to front and rear and double glazed French doors to garden.



First Floor Landing

6'7" x 6'1" (2.02 x 1.86)

A semi-galleried landing with access to loft space and feature balustrade.

Bedroom One

11'6" x 10'5" (3.52 x 3.18)

Having a central heating radiator, decorative coving and double glazed window to front.



En-Suite Shower Room

8'3" x 6'0" (2.52 x 1.84)

Appointed with the low flush WC, wash handbasin, spacious shower cubicle, chrome towel radiator, recessed ceiling spotlighting and double glazed window to front.



Bedroom Two

10'2" x 9'4" (3.10 x 2.87)

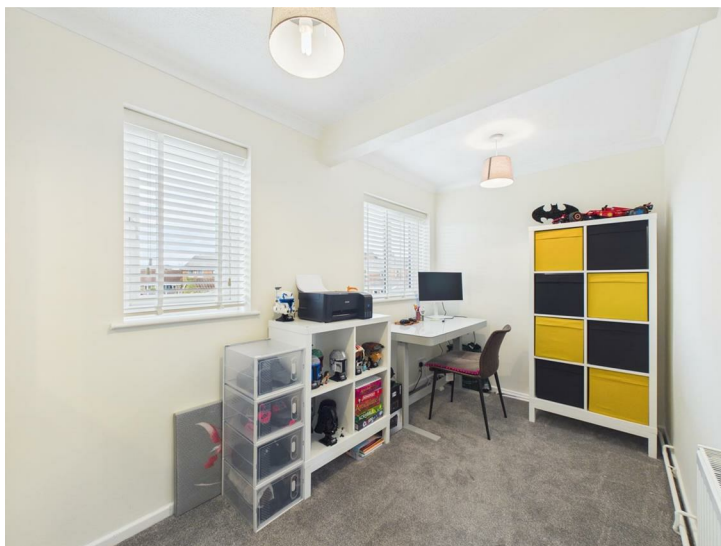
With central heating radiator and double glazed window to rear.



Bedroom Three

13'0" x 6'5" (3.97 x 1.96)

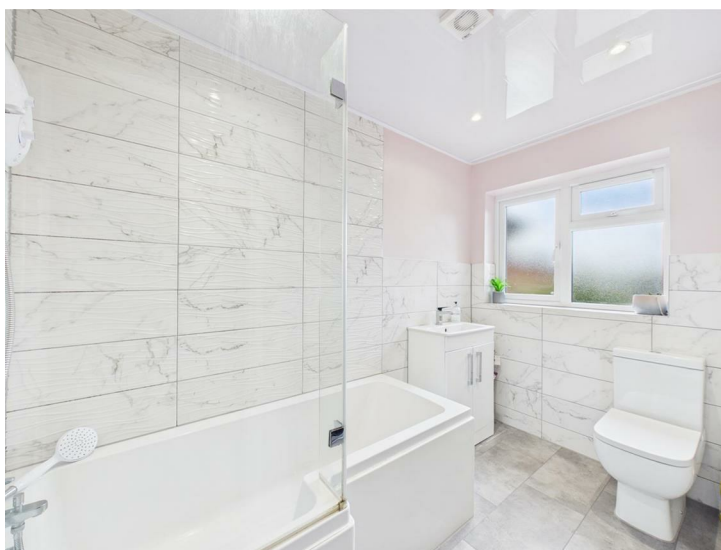
Having a central heating radiator, fitted wardrobe and two double glazed windows to rear.



Superbly Appointed Bathroom

9'1" x 5'6" (2.78 x 1.68)

Mainly tiled and appointed with a low flush WC, vanity wash handbasin with storage beneath, bath with shower over, chrome towel radiator and double glazed window to front.

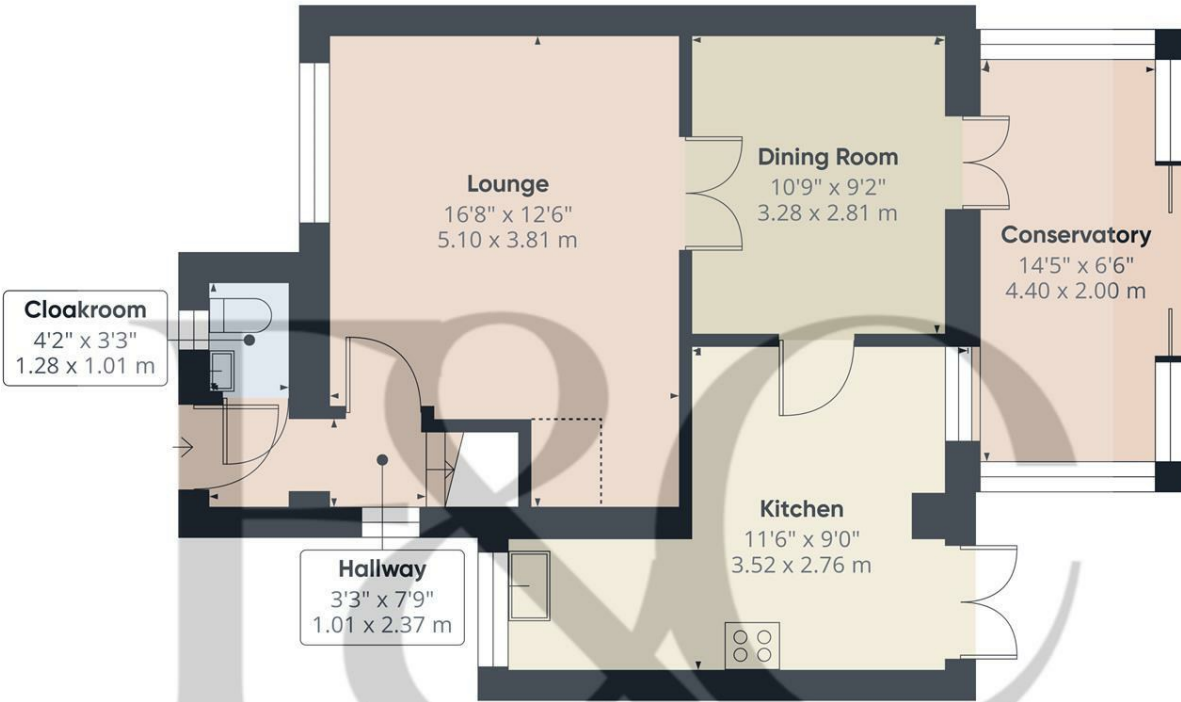


Outside

The property is set back towards the head of the cul-de-sac behind a lawn fore-garden with block paved driveway providing off-road car parking for at least two vehicles. To the rear of the property is a very pleasant garden offering a good degree of privacy with patio areas, lawn garden, herbaceous borders and hard standing for a shed. The garden is bounded by a combination of timber fencing and hedging.



Council Tax Band B



Approximate total area^{en}
574 ft²
53.3 m²

Reduced headroom
7 ft²
0.7 m²

(1) Excluding balconies and terraces

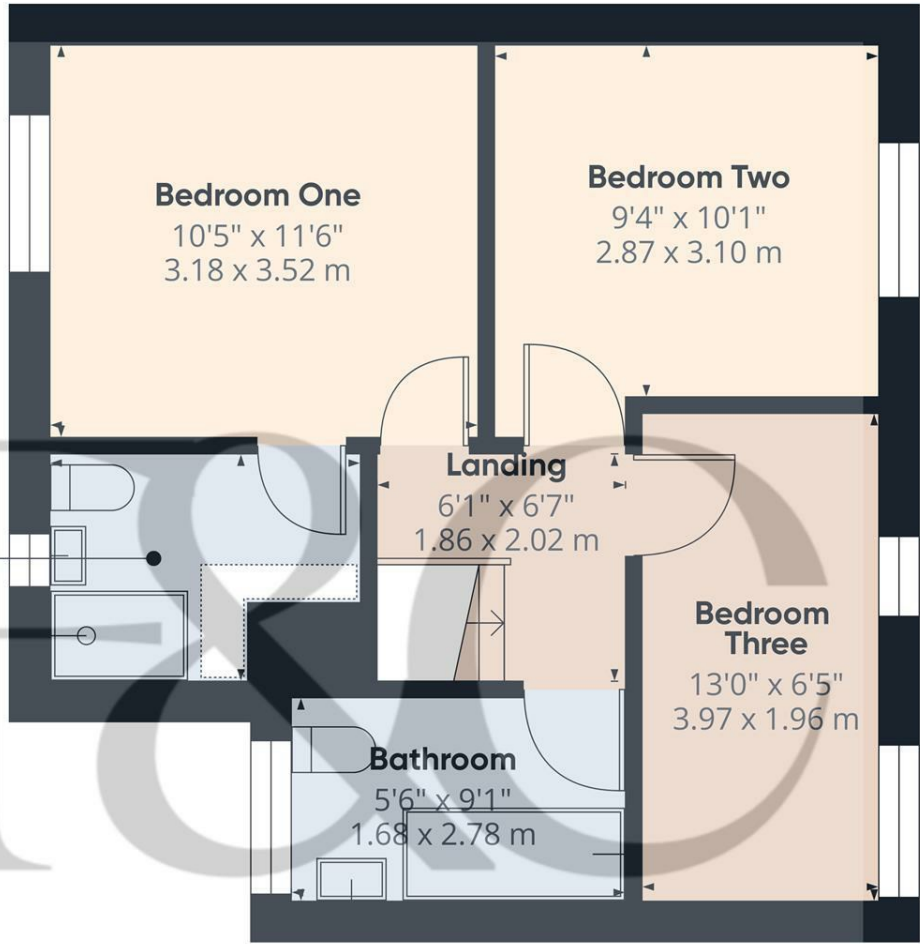
Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Approximate total area^{en}
421 ft²
39.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1



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21 Peebles Close
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Council Tax Band: B
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	