

26 Stroma Close, Sinfyn, Derby, DE24 9LB

Offers Around £220,000

Freehold



- No Upward Chain
- Extremely Spacious Bungalow
- Double Glazed & Gas Central Heated
- Porch & Entrance Hall
- Spacious Lounge & Kitchen
- Three Bedrooms & Shower Room
- Low Maintenance Rear Garden
- Extensive Driveway/Parking
- Garage/Workshop
- Close to Amenities





Summary

This is a spacious, three bedroom, semi-detached bungalow occupying a quiet cul-de-sac location in popular Sinfin.

The property is sold with the benefit of no upper chain and is double glazed and gas central heated with porch, entrance hall, spacious lounge, kitchen, three bedrooms and a shower room.

The property benefits from an extensive block paved driveway providing ample off-road parking which runs down the side of the property and culminates in a spacious garage/workshop with an attached garden store. The rear garden offers a good degree of privacy and is relatively low maintenance with some flower beds/borders.

F&C

The Location

The property's location is extremely convenient for the nearby primary school, supermarket, a selection of shops and a regular bus service into Derby City centre. The property is also close to nearby canal side walks. Other places of interest include Mercia Marina at Findern. It is also convenient for excellent transport links.

Accommodation

Ground Floor

Porch/Potential Utility

6'10" x 5'9" (2.10 x 1.76)

A UPVC double glazed entrance door provides access to porch/potential utility with double glazed windows to two elevations.

L-Shaped Entrance Hall

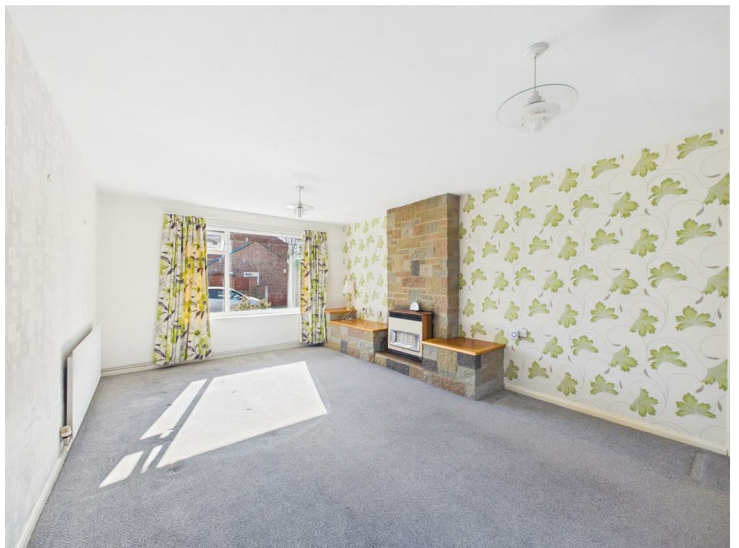
12'7" x 6'3" (3.86 x 1.93)

Having a central heating radiator, storage cupboard and access to loft space.

Good Sized Lounge

18'9" x 11'9" (5.74 x 3.59)

Featuring a fireplace with exposed stone chimney breast, display plinths and gas fire, two central heating radiators, double glazed window to front and matching French door to garden.



Breakfast Kitchen

15'3" x 7'4" (4.66 x 2.25)

Comprising roll edge preparation surfaces with tiled surrounds, inset stainless steel sink unit, fitted base cupboards and drawers, space for free standing gas cooker and further appliances, wall mounted boiler, central heating radiator, storage cupboards and double glazed windows to side and front.



Bedroom One

11'2" x 11'2" (3.41 x 3.41)

With central heating radiator, fitted desk, wardrobes and cupboards and double glazed window to rear.



Bedroom Two

11'0" x 7'8" (3.36 x 2.36)

Having a central heating radiator, fitted wardrobes with cupboards and double glazed window to rear.



Bedroom Three

7'4" x 5'11" (2.26 x 1.82)

With central heating radiator, fitted cupboard, double glazed window to side and single glazed window to front.

Shower Room

9'1" x 5'4" (2.78 x 1.65)

Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and storage beneath, shower cubicle, ladder style radiator and double glazed window to side.



Outside

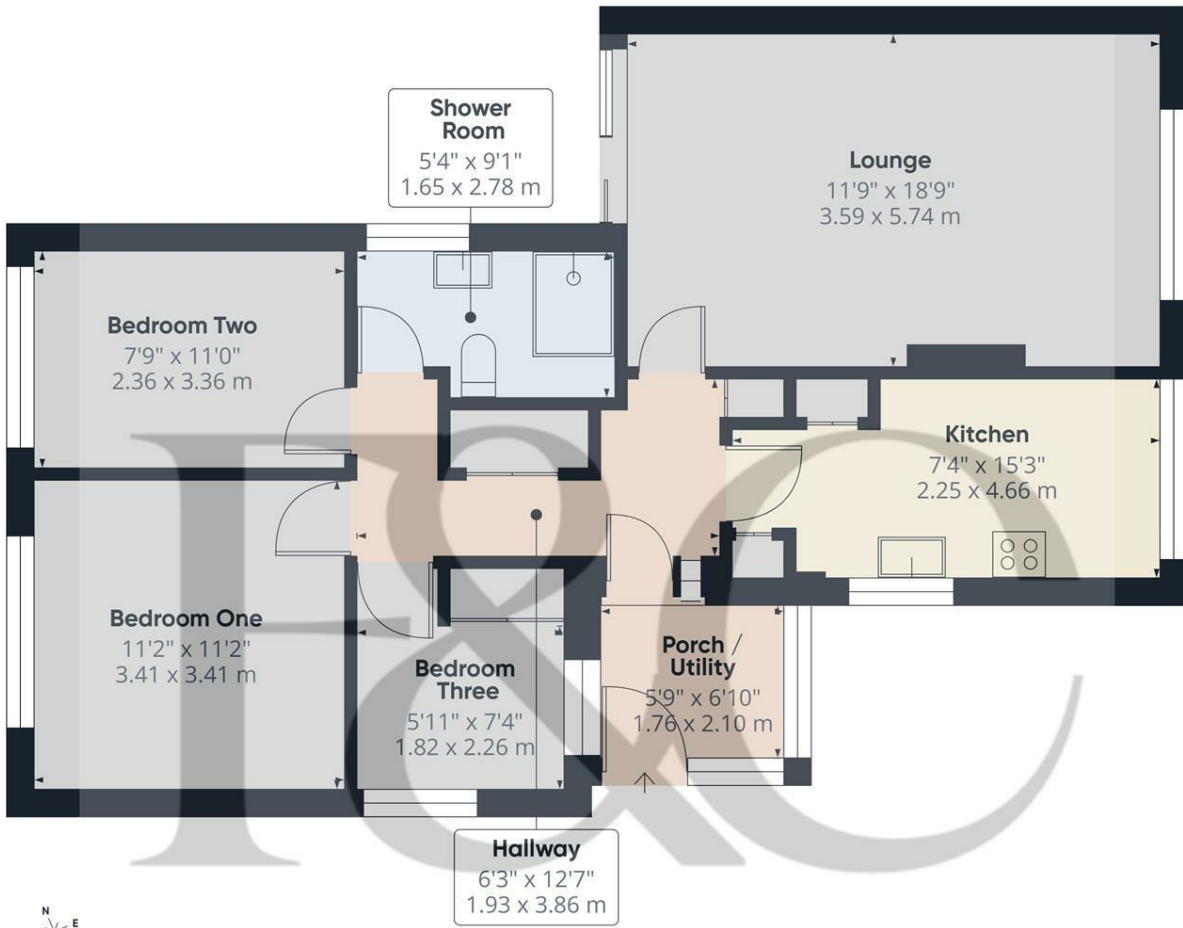
The property is set back behind an attractive, well-stocked flower bed with a block paved driveway providing ample off-road parking. Access down the side through gates leads to a spacious garage incorporating a workshop. This is a fabulous space with practical outbuildings. Attached to this is a garden store.

The garden offers a high degree of privacy and features herbaceous borders with a block paved, low maintenance garden.



Council Tax Band B





Approximate total area⁽¹⁾

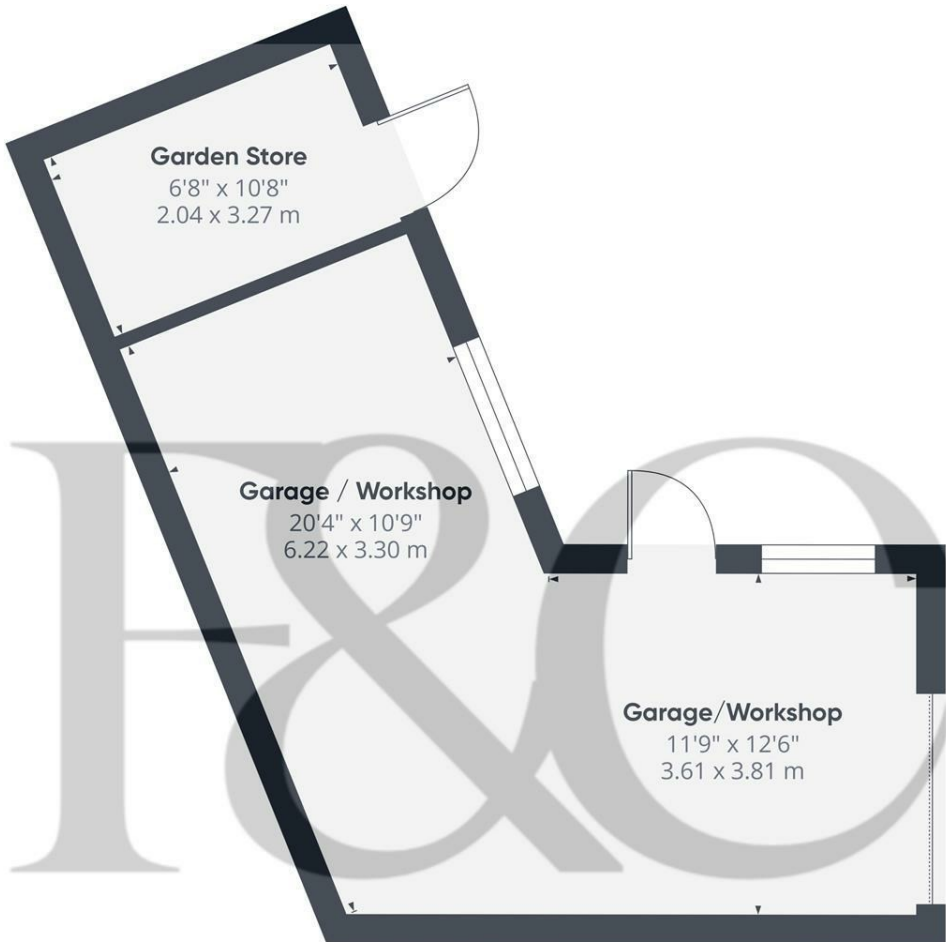
761 ft²
70.7 m²

(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.

GIRAFFE360

Floor 0 Building 1



Approximate total area⁽¹⁾

441 ft²
41 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 0 Building 2





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26 Stroma Close
Sinfin
Derby
DE24 9LB

Council Tax Band: B
Tenure: Freehold



Energy Efficiency Rating

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